



Mountain Harbour Property Owners Association
1665 Mountain Harbour Dr., Hayesville, NC 28904
828-389-9000

BOARD MEETING MINUTES FOR TUESDAY APRIL 20, 2021, TIME: 2:00PM

MOUNTAIN HARBOUR GOLF CLUB MEMBERS ROOM

CALL TO ORDER

The April meeting was called to order at 2:00pm by President Jorge Azor. In attendance were V.P. Jim Ackerly, John Walvoord, Bill Meldram, Treasurer: Betty Applegarth, GM Curtis Phillips, Superintendent Kirk Bass, Bill Hickok, Charles Bridger, and Charles Perry. Excused were: Dr. Tom Norris, and Secretary Ed Hooker.

Pledge of Allegiance

The pledge was given by outgoing Board member: Mr. Bill Meldram

1. Approval of March meetings minutes.

March minutes were previously reviewed via e mail, and a motion and second passed the March minutes unanimously.

2. Mountain Harbour Golf LLC Report

a. GM Report, Curtis Phillips

Mr. Philips gave us his monthly GM report. Total rounds for March 2021 were 1253 compared to 881 in March of last year. Green fees and carts brought in \$ 18,659 in revenue and memberships came in at \$ 69,609 for a total of \$ 88,267. We were closed for 8 days, and had 13 days of cart path only. Golf Now prepaid rounds= 90, and Golf Now rebate was \$643.

Mr. Phillips also reported that we are upgrading our Golf Now Point of Sale software beginning in May and they will be providing us with ipads, and equipment at no extra charge. The new system called G1 is a robust software that will allow easier player check in, tee times, real time reporting and charging capabilities for the beverage cart. Roll out will be the week of May 3-7 and we will be training all personnel on the system.

Curtis went on to say that we are back on 2 persons/cart, and anyone asking for a single cart will pay an additional \$ 10 in cart fees.

b. Course conditions, projects & personnel. Kirk Bass

Superintendent Kirk Bass talked about the need to hire additional maintenance personnel now that the growing season is upon us. The maintenance crew is down to 5 and needs to add an additional 3 workers. Conversation ensued as to how to accomplish this and the Club will be posting on Indeed.com, putting a sign on Cold Branch and US64 along with checking with the County Labor departments.



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c. Golf Maintenance Equipment Needs

Mr. Bass along with Golf Liaison to the Board Mr. Bill Hickok reported that John Deere has delivered a zero turn mower that replaces a damaged beyond repair zero turn mower. They are looking to acquire a new utility vehicle by swapping some little used equipment: Grinder, & Trap rake mower. They have received the 3- Toro BT+ boxes for irrigation and will have them installed and tested by a technician.

On the Golf Course, rip-rap has been ordered for the erosion on 9 cart path by tee, and we still must fix the underwater spring issue affecting the driving range and # 12.

d. Financial results Golf: March 2021

Approval of March Golf financials. The financials were not completed in time by the CPA and therefore could not be reviewed or approved.

3. Property Owners Association Report (POA)

a. Financials: March POA, Review & Approval

The financials were not completed in time by the CPA and therefore could not be reviewed or approved.

b. ARC, Dr. Tom Norris

Bill Meldram reported that the ARC has approved the paver solution to the parking issues at the townhomes. The townhouse owners have responded positively with this solution and hopefully it will expand, and ease the persistent parking shortages there. Bill also mentioned that Builder Leroy Wells (from TN.) has been looking at the concrete slabs for development and this would be a positive thing.

c. Compliance Issues RE: Licklog

John Walvoord reported that the illegally parked mini van with expired tags and flat tire had been towed as per the covenants by Devine Towing. The Board will also work to uphold the covenant rules with regards to persistent homeowner who ignores calls, legal letters to clean up their property. The Board will clean up the property and bill the owner for the clean up along with administrative and legal expenses.

d. Security: John Walvoord

Mr. Walvoord went on to report that another vehicle has damaged the roll bar at front gate. This ongoing problem of commercial vehicles or vehicles with trailer continues. Our security cameras has identified the vehicle who damaged the roll bar, and reparations will be made. Discussion ensued and a motion was made to keep the front gate shut, but after deliberation by the Board the motion was withdrawn. The front gate



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will remain closed until the roll bar is replaced, and at such time it will be open again from 9:00am to 6:00pm.

e. Maintenance: Jim Ackerly

Mr. Ackerly reported that Crisp Paving has been hired to work on the Pinnacle Roads, and the Golf Course cart path areas. As is with all contractors in the area they are slammed with work, but they will be getting to us as soon as possible.

Jim also reported that Hooper tree service removed several dead trees in the community that posed a safety risk, and the wood was donated to the Hinton Center firewood ministry.

f. Marketing: Bill Meldram

Bill reported that the Marketing committee will be brainstorming about ways to market the lots that are for sale in our community and how best to go about doing this. President Azor remarked that perhaps interactive mapping software can be used to pinpoint the location of the lots for sale and be easily put on the website. This topic will continue to be researched and explored.

g. Social: POA meet & greet, Saturday May 8, 2021 at 5:00pm

Plans are ongoing for this long overdue get together with the residents at Mountain Harbour. The robust real estate sales of last year and the pandemic had left us without a way to get to know all of our new neighbors and this will be an excellent opportunity to do so. Epic catering will be catering the outdoor, social distanced party and sodas, beer and wine will be available for purchase.

continued



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4. Old Business/ New Business

- a. Selection of 2 new Board members.

The Board was asked to review and select 2 new Board members from a pool of interested parties, and after taking a vote, the 2 New Board members for the POA are Mr. Perry Mustian, and Mr. Charles Bridger.

- b. Overview of Zoom Meeting with property owners

President Jorge Azor showed the Board a PowerPoint presentation he prepared for a Zoom conference that he is having with interested property owners this evening at 7:00pm.

- c. *President Azor also reported that a comprehensive review and update is needed for the POA covenants, and the last time they were amended was in 2005. Home and Lot owner Mr. Charles Perry has graciously volunteered to spearhead this initiative, and he will be gathering and preparing a scope of work for the review.*

The meeting was adjourned at 4:10pm and the next meeting is May 17, 2021 at 2:00pm.