



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

Mountain Harbour POA Board Meeting  
July 20, 2021, 2:00pm, Clubhouse

Board members present:

Jorge Azor, President

Perry Mustian, Vice President

Jim Ackerly

Ed Hooker, Secretary

John Walvoord

Betty Applegarth, Treasurer (non-voting member)

Curtis Phillips, General Manager

Beth Hooker, Administrative Assistant

Guest:

Mr. Eric Dudley, property owner

Excused: Chuck Bridger

Allen Horne

1. Pledge of Allegiance led by John Walvoord.
2. Motion to approve June 2021 minutes made by Jim Ackerly, 2<sup>nd</sup> by Perry Mustian. Approved 5-0 and entered in the record.
3. Mountain Harbour Golf LLC Report
  - a. GM report provided by Curtis Phillips.
  - b. We currently have 90 members in good standing. The goal is to have 120 members by September 30th. In September 2021 we had 102 members.
  - c. Mr. Kirk Bass, Golf Superintendent has resigned his position. He wants to be closer to his family. The President expressed his gratefulness to Mr. Bass and wished him well in future endeavors. Mr. Eric Clifton has been named Superintendent.
  - d. **Financials:** Closed 4 days and weather affected 7 days with PM showers. There were 7 cart path only days. There were 473 member rounds, a decrease of 164 from June 2020. There were 1922 greens fees paid, a decrease of 386 from June 2020. A total of 2,395 rounds played, a decrease of 550 from last year. Green and cart fees resulted in \$65,277.13, memberships resulted in \$4,916.665. There was \$6,330.00 collected from tournaments. Total cash collected was \$76,523.79. Golf Now prepaid rounds totaled 348. Generated commission from Golf Now was \$1,760.98. The Grill is still closed. The



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beverage cart had 1082 sales resulting in \$3,087.09. Sandwich sales from the beverage cart and clubhouse totaled \$588.88. Mr. Ackerly asked why revenue was higher when rounds played is lower. Mr. Phillips responded that the increased rates for play and tournaments is the reason.

e. The golf financials for June were not available in time for the meeting. The bookkeeper that had been handling our books resigned and Ms. Strickland is handling the account personally.

f. Mr. Azor, as in previous meetings reminded the POA that our equipment is quite old and past its service life. We are working diligently with contractors to keep our equipment in serviceable working order. The reels for the fairway mowers were sent to Canton, Ga. to a company that refurbishes John Deere equipment. They have been returned, reinstalled and seem to be in working order. We are working on finding a mechanic and exploring other options to keep the equipment we have serviceable at least until the end of the lease agreement for that equipment. If it is found that we can't keep the fairway mowers working, we have explored an option to lease one or two refurbished Jacobson mowers to augment our current equipment.

g. Mr. Azor gave an overview of the financial results in June. As always, Improving the financial condition of the Golf Club is a priority. We currently have approximately \$90,000 in the bank.

g. Crisp Paving has submitted a very favorable cart repair estimate to fix multiple holes on the cart path. In an effort to expedite and get on the work list, the Board took an e mail vote. The Board unanimously approved cart path repair expenditures in the amount of \$ 11,223,02 repairs to 1,5,9,10, & 16.

**Financials:** The financial statement for June was not available for publication at the time of the meeting for the same reason the golf financials were not available. When they are published, they will be voted on via email and posted on the members site of the web page. Mr. Azor gave a brief synopsis of our current cash position in the POA bank accounts.

**Maintenance:**

- a. Crisp Paving has completed the paving repairs on the Pinnacle side of Mountain Harbour. A separate contract needs to be signed to pave the road in the area where the slide was. Mr. Crisp will be contacted for the work.
- b. The Devine Towing Company contacted to remove derelict vehicles on Mr. Moore's property is still planned. The towing company is catching



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up on a backload of work and like many businesses is struggling to find qualified workers.

- c. We are still in search of a competent affordable arborist to take down trees on property and the golf course that is beyond the skill set of staff. Anyone with input into a tree service we may consider is encouraged to contact Mr. Ackerly.
- d. We are still waiting on repair of the retaining wall by the #16 teeing ground that was damaged by a tree that was removed.

#### **SOCIAL COMMITTEE:**

- a. The 4<sup>th</sup> of July party and fireworks was a resounding success. All comments were positive and a huge thank you to Mr. Hickok and Mr. Walvoord for their pyrotechnic expertise.
- b. We are having a food truck as part of the scramble on July 30<sup>th</sup>. All members and their guests are invited and encouraged to support this social event. In the event of a rain out, the food truck will still be in place and happy hour will be in the bar. The food truck will be available from 7:00PM until 9:00PM.

#### **ARC Review:**

- a. Jeanette Crawford is building on lot A-6. Cook Builders is the contractor. There is some discussion with the ARC on how the home will be situated on the lot.

#### **NEW BUSINESS:**

- a. Lot A-74 Licklog Ridge. Mr. Azor gave an overview of an old well that sits on the John R Moore property referenced above. Mr. Moore presented correspondence with the original developers about removal of such. The e mails were from 2008. He is now asking this Board that in order to sell or build on this lot, the well needs to be deemed abandoned and removed from his property. Not removing such would greatly affect the marketability of the property. The Board has agreed to further investigate the matter and come up with a resolution.
- b. Mr. Eric Dudley presented the board with his concerns about the road conditions on Indian Trail and Ash Branch Circle. These items if not



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addressed will result in further erosion. Mr. Ackerly will accompany Mr. Dudley to the areas of concern after the meeting to take a look.

**Adjourn:** Meeting adjourned at 3:08PM. The next POA Board meeting is scheduled for August 17, 2021 at 2:00PM.

Submitted:

Edward F. Hooker  
Secretary

Approved:

Jorge Azor  
President