



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

i Call to order at 2:02 PM November 16, 2021

ii. Board members present:

Jorge Azor, President
Perry Mustian, Vice President
Jim Ackerly
Ed Hooker, Secretary
Beth Hooker, Administrative Assistant (non-voting member)
John Walvoord
Betty Applegarth, Treasurer (non-voting member)
Allen Horne
Excused:
Chuck Bridger
Guest:
None in attendance

1. Pledge of Allegiance led by Ed Hooker.
2. Motion to approve October 2021 minutes made by John Walvoord, 2nd by Perry Mustian. Approved 6-0 and entered in the record. Minutes will be posted on the web site after approval by the board.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Jorge Azor.
 - b. The October financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by Perry Mustian. Approved 6-0
 - c. **Financials:** Closed 5 days. There were 2 cart path only days. There were 391 member rounds, an increase of 10 from October 2020. There were 1742 greens fees paid, a decrease of 236 from October 2020. A total of 2133 rounds played, a decrease of 226 from last year. Green and cart fees resulted in \$43,638.49, memberships resulted in \$2,508.32. There were no tournaments this month. Total cash collected was \$46,146.81. Golf Now prepaid rounds totaled 270. Generated commission from Golf Now was \$1,400.31. The Grill is still closed. The beverage cart had 441 sales resulting in \$1,226.37. Sandwich sales from the beverage cart and clubhouse totaled \$807.09.
 - d. Mr. Azor reported that October was basically a break even month at a \$106.00 loss.



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- e. Mr. Azor gave an update on the golf club and it's status. Revenue generated so far in 2021 is right at \$660,000.00. In 2020 the income for the same period was \$516,000.00. That is \$144,000.00 to the plus. The president once again reminded the board that although the numbers are excellent now, we are going to be coming into the very lean financial months of winter. Last year December only generated \$15,000.00, January \$12,000.00 and February was a meager \$8,000.00. The president and Golf Advisory Committee will meet in December to explore ways to reduce expenses during the lean months. Mr. Azor emphasized that the goal of the golf course is to at least break even and relieve the extra expense burden from the POA.
- f. Eric presented to the Golf Advisory Committee the winter projects for capital improvements to the course. These projects include re-boarding the bridges, improving the drainage of various sand traps that are frequently in play, creating a sod farm, improving natural light to some of the greens by pruning trees and shrubs. Also included are various creek and drainage projects, some that are already in progress.
- f. Crisp Paving still has a contract for golf cart path repairs. We are still waiting on a start date.
- g. The Golf Advisory Committee met in early November and made rate and schedule recommendations to the board. These proposals will be presented to the board in December and voted on. A significant change is a proposal to close the course for maintenance on Monday and Tuesday during the winter months. There are usually less than ten golfers on these days, and it is not cost effective to open the course these days.
- h. Mr. Ackerly wanted to ensure that a special mention was made of the incredible work that Eric and Betty have been doing on behalf of the Mountain Harbour Golf Club. Mr. Azor concurred that their work has been invaluable.
- i. The golf course budget will be presented to the board at the December meeting.
- j. Some of the pressure washing of the rock faces around Mountain Harbour including the main building has been accomplished. There is no estimated completion date for the remainder of the project.

Financials:

- a. The financial statements for October were presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Perry Mustian. Carried 6-0.
- b. Ms. Azor has collected an additional \$17,000.00 in delinquent dues. We have collected \$60,000.00 more this year than last.



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c. Mr. Azor advised the board about the highest recurring expenses for the community. Our biggest payouts are for common area maintenance, road repair and improvement, and property taxes. The 2022 budget was presented with the recommendation that POA dues be DECREASED by \$100.00 per owner making POA dues \$1,500.00. A motion to approve the 2022 budget was made by Perry Mustian, 2nd by Jim Ackerly and carried 6-0.

Maintenance:

- a. Mr. Ackerly stated that we are still waiting on Crisp Paving to commence repair Ash Branch Circle around the slide area.
- b. There was discussion about the Pinnacle and the accessibility to those properties by owners. Mr. Ackerly is going to Contact Mr. Alford (who did the repairs to the slide areas) to get an idea of the cost to access these properties by improving ingress. He warned this will be a significant expense.
- c. The long range plan is to have fiber optic cable throughout the Mountain Harbour Community. We are lobbying EMC hard on this.

SOCIAL COMMITTEE:

- a. Reminder: the bar is open on most Friday afternoons for cocktail hour from 4:00PM until 8:00PM. It is a popular event. Make sure members check their emails for periodic closures due to special events like weddings.
- b. the November fall Farwell for POA owners and golf members was a resounding success.

ARC Review:

- a. Grading work has commenced on A-6.
- b. The new signs for future home builds have been placed. They look very good and show that properties are being developed.

SECURITY:

- a. A The rear entrance gate keypad was knocked off its post by the rear end of a Lawns Unlimited trailer. The event was captured by the newly installed security cameras. Video evidence was provided to the offender.
- b. The keypad to the back gate is now lighted.



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- c. The front gate security system is outdated. Replacement parts are not available and failure of the unit could result in an extended shutdown of the front gate until a replacement unit could be procured and installed. Planned replacement would allow for smooth transition to a new system. It is the original entry system. Mr. Walvoord recommends setting aside approximately \$15,000.00 for a new updated system. The new system will allow people to have a barcode sticker on their windshield or they can program their garage door openers to gain access.

NEW BUSINESS:

- a. None.

Adjourn: Meeting adjourned at 3:16PM. The next POA Board meeting is scheduled for **Tuesday, December 14, 2021 at 2:00PM**. NOTE: Due to the Christmas Holiday this is one week earlier. This is a one time change.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President