



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

i Call to order at 2:00 PM January 18, 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
Guest:
None in attendance

1. Pledge of Allegiance led by Ed Hooker.
2. Motion to approve December 2021 minutes made by Jim Ackerly, 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 December financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by Allen Horne. Approved 6-0
 - c. **Financials:** Closed 8 days for winter hours and 3 days due to weather. There were 2 cart path only days. There were 220 member rounds, a decrease of 38 from December 2020. There were 506 greens fees paid, a decrease of 79 from December 2020. A total of 726 rounds played, a decrease of 117 from last year. Green and cart fees resulted in \$7,615.41, memberships resulted in \$333.32. There were no tournaments this month. Total cash collected was \$7,615.41. Golf Now had 2 prepaid rounds and 37 hot deal rounds totaling 39. Generated commission from Golf Now was \$365.64. The Grill is still closed. The beverage cart is not running. Sandwich sales from the clubhouse totaled \$65.38. Income from the New Year's Eve party was \$1,116.91, however, only \$56.98 of that was input before midnight so totals will be carried over.
 - d. Mr. Azor gave an update on the golf club and its status. As projected, the month of December lost a significant amount of money. Our loss for the calendar year is right at



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\$96,797.65. Approximately \$25,000.00 of that loss is through depreciation of assets. Even though this loss is significant, we are making progress toward our goal of making the golf course self-sufficient.

e. Closing the golf course on Monday and Tuesday is resulting in a savings of approximately \$1,500.00 per day. The days closed is also affecting the lower number of rounds per month that were realized last year.

f. Mr. Azor once again emphasized the need for a strong membership drive to improve our financial footing.

g. Golf course improvement projects are well underway. The Friends of Mountain Harbour are coordinating with our superintendent on projects.

h. Crisp Paving has started repairing some of the cart path. They needed to suspend much of the repair due to the softness of the ground and access to the cart paths with heavy equipment.

i. As discussed in previous meetings, the tractor was damaged while being used on a project on Mountain Harbour Drive. As such, a motion was made by Mr. Ackerly to have the POA pay for repairs of the tractor so it can be returned to service as soon as possible. 2nd by Mr. Mustian. Carried 6-0.

Financials:

a. The financial statements of the POA for December were presented by the president. A motion to approve the financial statements was made by Jim Ackerly, 2nd by Perry Mustian. Carried 6-0.

b. We have taken positive steps to improve financial position. We have gone from approximately \$346,000.00 to \$427,000.00 cash on hand. The president emphasized the need to improve and expand our reserve funds.

c. Our largest expense is the ground maintenance portion of the budget. Last year it was right at \$90,000.00, this year it is \$91,600.00. The next most expensive line item is road maintenance that comes in at \$57,000.00

Maintenance:

a. At the last meeting, discussion was had about property owners having access to their lots on the Pinnacle section of the development. Mr. Ackerly reported that Mr. Ledford is waiting to hear from a contractor with brush cutting capabilities to give us an estimate on how much it will cost to remove the overgrown brush. Once that is accomplished,



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we can then reasonably assess the cost to put down a gravel road that will give property owners better access to their lots.

SOCIAL COMMITTEE:

- a. The opening of the bar on Friday nights is a resounding success. We are looking at ways to expand attendance and interest. One possibility is a trivia night.

ARC Review:

- a. The foundation on Lot A-6 is curing.

SECURITY:

- a. Mr. Walvoord has been very busy installing the security cameras throughout the facility.

NEW BUSINESS:

- a. Mr. Pegram and his wife Lisa gave a presentation to the board prior to the monthly meeting proposing to open the grill at Mountain Harbour. This is the second meeting between the parties. The POA Board discussed the proposal and in order to move forward with any consideration of Mr. Pegram's proposal, there would have to be significant changes to his proposal that Mr. Pegram is not interested in pursuing. The search continues for a partner in the grill.

Adjourn: Meeting adjourned at 3:00PM. The next POA Board meeting is scheduled for Tuesday, February 15, 2022 at 2:00PM.

Submitted:

E. F. Hooker

Secretary

Approved:

J. Azor

President