



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

BOARD MEETING FOR TUESDAY JULY 19, 2022 at 2:00pm

Members Room @ Clubhouse

Meeting Minutes

CALL TO ORDER: Meeting was called to order by Jorge Azor at 2:00pm. Those present were:

Jim Ackerly, Perry Mustian, John Walvoord, Chuck Bridger, Allen Horne, Betty Applegarth, Andrew Reynolds, Bill Hickok. Bill Meldram. Excused: Ed & Beth Hooker

Pledge of Allegiance

Chuck Bridger led us in the pledge.

1. Approval of June meeting minutes.

June minutes were approved with a correction of typos to the word covenants

2. Lunch served by Luis Gonzalez, potential grill operator.

Chef Luis Gonzalez served lunch for the Board consisting of cheeseburgers, BLT's, chicken sandwiches, and a wedge salad and everything was very good. Chef Gonzalez would like to jointly operate the grill with the Club

3. Mountain Harbour Golf LLC Report

a. Golf Report

Total rounds played in June 2022: 5823

Total rounds played in June 2021: 5103

Golf related revenue: 6/22: \$68,048 compared to \$ 53,524 in 2021

Beverage service across bar, beverage cart, and pro shop cooler totaled: \$ 7,136.

b. Financial results Golf: Review & Approval.

Azor presented the Financial Statements of the Golf Club for June 2022 as reported by Strickland CPA's. Total Club revenue in June was \$ 88,261. Revenue YTD is at \$ 421,470 and is \$ 34,198 more than this time last year. Cash in the bank on 6/30/22 was \$ 251,540 and this includes the SBA EIDL loan money of \$ 149,900. YTD the Club is reporting a -14,441 loss in its operations. Mr. Azor went on to present the myriad of expenditures that the Club has made in facility improvements. Improvements such as cart path and bridge repairs, erosion mitigation, irrigation pump controls, Grill repairs, restaurant code compliance, repairs to HVAC units in clubhouse and gym, and a new pump for the pool.



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

These expenditures have exceeded \$ 110,000 in facility improvements and repairs. A motion was made and seconded to approve the Golf Club Financials passed unanimously.

4. Property Owners Association Report

a. Financials: Review & Approval

The Financials of the POA were reviewed by the Board as presented by Strickland CPA's. Cash on hand thru 6/30/22 was \$ 601,065. Total Dues/Fees collected so far thru June 2022 is at \$ 401,661. The largest expenditures for June consisted of \$ 21,700 for the access for all clearings at the Pinnacle, a tractor repair of \$ 16,456, and our monthly common area maintenance of \$ 7500. A motion and second to approve was made and passed unanimously.

b. ARC report: Chuck Bridger

The ARC liaison reported that the Crawford house should be fully completed by end of July. The new home of Charlie & Pat Perry has commenced construction. Other possible start ups have been slowed by higher costs and builder availability. Mr. Bridger went on to report the largest amount paid for a townhouse on Licklog, and the sale of two lots for \$ 85,000 each.

c. Security: John Walvoord

Mr. Walvoord gave an update on community security, and his investigation regarding damage done to the exit gate which made it inoperable. A heavy haul trailer exited the main gate took out a reflector which caused the gate to remain open. The gate has been repaired and the builder will be notified of the damage caused.

Mr. Walvoord also gave an update on the waterwheel and the possibility of it becoming operational again.

d. Maintenance: Jim Ackerly

Pot holes and sink hole patches have been made on Indian Trail, and Meadow View Lane and Mr. Ackerly feels the need for more vigorous repairs. He will contact Waldrup trucking for these repairs as they have provided services for us in the past. Mr. Ackerly would like to employ more rip rap throughout the community for better aesthetics especially towards the front entrance. The pothole on Licklog seems to be getting bad again, and we will review as this is a Carolina water issue.

e. Social Committee Report: Allan Horne

The 3rd of July BBQ, and 4th fireworks were successful despite mother natures best attempts to spoil the party. 120 residents and members attended the BBQ which was



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

catered by our very own: James & Jennifer Reaux and featuring delicious home made desserts by Haley Reaux. The Social Committee will be meeting shortly to plan future events.

f. Update on Bylaws/covenants: Perry Mustian

Mr Mustian reported that the POA has engaged with the law firm of Allen, Stahl & Kilbourne to review, modify, update, our by laws and covenants. Partner Ed Flowers will be helping us to make sure there is compliance with all rules and regulations pertaining to NC Planned Communities and other issues. Perry will update the Board as we move forward. A \$ 2500. Retainer was given for this project.

5. Old Business/ New Business

a. Lot 63-C.

Access from Mountain Harbour to the Wilsons lots was again brought up for discussion due to the delay in getting the clearing done by a contractor. The property's proximity to Sorrels Road makes it much more desirable to be able to obtain access outside the gates of the community for future building and construction. The Board tabled the discussion to obtain more information from legal and government sources. Mr. Azor will contact the Wilsons to update them on the matter.

b. Card Room Use

In an effort to defray some of the expenses of operating and staffing the card room 2-3 times per week, the Board approved a \$ 2. per person charge for non-members who come to the club to play cards. If an operator for the grill can be obtained then the requirement will change to food and drink ordering in support of the restaurant.

6. Adjourn: Meeting was adjourned at 3:42pm.

7. Next Meeting: Tuesday, August 16th, 2022 at 2:00pm