



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

i Call to order at 2:05 PM April 19,2022

ii. Board members present:

Jorge Azor, President

Jim Ackerly

Ed Hooker, Secretary

Beth Hooker, Administrative Assistant (non-voting member)

John Walvoord

Betty Applegarth, Treasurer (non-voting member)

Allen Horne

Chuck Bridger

Guests:

Bill Hickok, Friends of Mountain Harbour

Tom Norris

Absent:

Perry Mustian, excused

1. Pledge of Allegiance led by Bill Hickok.
2. Motion to approve March 2022 minutes made by Chuck Bridger, 2nd by Allen Horne. Approved 6-0 and entered in the record. Minutes will be posted on the web site.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Jorge Azor.
 - b. The March financial reports were tabled pending a meeting with our accountant and Mr. Azor.
 - c. **Financials:** Closed 8 days for winter hours and 5 days due to weather. There were 2 cart path only days. There were 140 member rounds, a decrease of 143 from March 2021. There were 644 greens fees paid, a decrease of 326 from March 2021. A total of 784 rounds played, a decrease of 469 from last year. We will no longer be closed on Monday and Tuesday. Green and cart fees resulted in \$13,395.23, memberships resulted in \$80,941.66. There were no tournaments this month. Total Revenue collected was \$94,336.89. Golf Now had 118 prepaid rounds. Generated commission from Golf Now was \$586.44. The Grill is still closed. The beverage cart will start running in April on a part time basis. There were 222 snack bar sales totaling \$1,222.87



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- d. Mr. Azor gave an update on the golf club and its financial status. The current membership drive is off and running. We have a great start but need to progress. The memberships are what will get us through the “lean” months of winter.
- e. We have hired two more front desk staff members through advertising. One of the new employees will be cross trained for the front desk, beverage cart, and bar.
- f. Golf course improvement projects report given by Mr. Hickok. The Friends of Mountain Harbour (FOMH) continue coordinating with our superintendent on projects. Mr. Hickok briefed the board about ongoing projects. \$4,400.00 of the \$5,000.00 approved by the board for projects has been spent. Each bridge that FOMH have repaired replaced saved our golf club approximately \$10,000.00. The only bridge left for re-decking is the bridge over Licklog Creek in front of the Number 1 teeing ground. The lumber is already purchased and will be done when convenient for FOMH and the Superintendent.
- g. Mr. Hickok also reported that Carolina Water donated one truck load of rip rap that was used to cover the sewer line near Licklog Creek.
- h. The repaired tractor should be delivered to the Maintenance area in the next day or two.
- i. Mr. Hickok gave a golf course equipment update to the board. We are purchasing all the equipment that comes off lease this month for \$1.00 each. With tax, the total for this serviceable equipment will be \$148.00
- j. An additional job that FOMH needs to accomplish is the repair of the bridge and culvert for the bridge going to the 8th green. The culvert has collapsed, and the water will eventually erode the bridge and cause a major repair cost. The approximate cost of repair if we do it now will be approximately \$2,000.00
- k. We have ordered a new tow behind rough mower with floating heads. This piece of equipment will cut down on “scalping” of the mounded areas of the teeing grounds and reduce man-hours needed on the tractor.
- l. Our beverage cart is in operation but is quite old. It was recommended that we talk to cart purveyors and research a replacement.
- j. the superintendent presented an estimate from Paramount Pump to repair, update and replace the existing pump house electronics and working parts. Our equipment is outdated and there are no replacement parts in the event we have a failure. The total cost for the project is \$22,970.00. Mr. Hooker made a motion to approve the funds to have this project funded and emphasized that the proposal expires on May 5, 2022.



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After discussion with the board, tentative approval was given incumbent upon the golf club receiving the SBA EIDL loan it has already applied for.

Financials:

- a. The financial statements of the POA were also not in a condition to be approved and were tabled. As soon as the financials are ready we will disburse and vote via email.
- b. We have had a strong first three months, collecting \$385,000.00 .
- c. For property owners who have not paid their 2022 dues, liens will start being prepared and will be mailed out sometime in April/May timeframe.
- d. Our largest cost is our landscaping contract. So far, we have spent nearly \$15,000. this year.

Maintenance:

- a. The Pinnacle Project is coming along great. There will be access to the majority of the lots on the Pinnacle side by the time of the annual meeting. Mr. Ledford has re-opened access to the top of the Pinnacle and made access safer. He has improved drainage.

SOCIAL COMMITTEE:

- a. There was a meeting held by the Social Committee on March 1, 2022. A caterer has been procured for the Annual meeting reception.
- b. The ARK Food Truck will be here on May 20,2022 for meals after the first golf scramble of the season. We are hoping for improved participation in our scrambles since the lounge is open on Fridays and there will be food for purchase.
- c. The 4th of July celebration will be Sunday, July 3, 2022. This is usually our biggest event of the year. We will have BBQ and fireworks. Cost will be between \$30.00 and \$35.00 per person. We will have a cash bar.
- d. May 13, 2022, Helen Seymour has hired a musician to play at the Friday night get together in honor of her husband's birthday. All are invited to attend.

ARC Review:

- a. The Crawford residence is coming along nicely.
- b. Charlie Perry residence has been approved and the impact fee has been received.
- c. Future residences now on hold are the Norris home, Strickland home, and the Durham residence.



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- d. The Cwick family is waiting on builder availability. The project will probably start in the fall.
- e. Mr. Wheeler has asked to extend his garden in his side yard and well as add a privacy fence next to his hot tub. Both were approved.
- f. The ARC would like to know what we are doing in terms of advertising to promote the community.

SECURITY:

- a. Back gate closing time will change to 8:00PM.
- b. We still have ten cameras we can install. It was brought to the POA's attention that members are adamantly opposed to cameras near locker rooms or in the work out areas of the fitness center.

NEW BUSINESS:

- a. The annual meeting is 4:00PM in the Falcon Room this Saturday. There are currently 86 people signed up to attend. There will be a reception after the meeting.

Adjourn: Meeting adjourned at 4:05 PM. The next POA Board meeting is scheduled for Tuesday, May 16, 2022, at 2:00PM.

Submitted:

Approved:

E. F. Hooker

J. Azor

Secretary

President