



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

MEETING HELD VIA ZOOM

i Call to order at 2:04 PM March 15,2022

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

Guests:

Bill Hickok, Friends of Mountain Harbour

Absent:

Chuck Bridger, excused

1. Pledge of Allegiance led by Bill Hickok.
2. Motion to approve February 2022 minutes made by Perry Mustian, 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 February financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by John Walvoord. Approved 6-0
 - c. **Financials:** Closed 8 days for winter hours and 2 days due to weather. There were 5 cart path only days. There were 169 member rounds, a decrease of 49 from January 2020. There were 230 greens fees paid, a decrease of 25 from February 2021. A total of 619 rounds played, a decrease of 39 from last year. Green and cart fees resulted in \$7,033.30, memberships resulted in \$7,350.00. There were no tournaments this month. Total cash collected was \$14,383.30. Golf Now had 0 prepaid rounds and 37 hot deal rounds with 31 paying at the course. Generated commission from Golf Now was \$809.32. The Grill is still closed. The beverage cart is not running. There were 395 snack bar sales totaling \$865.73
 - d. Mr. Azor gave an update on the golf club and its financial status. February revenue was slightly improved. So far this year, we have borrowed right at \$119,000.00 from the



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POA to get us through the winter months. February lost \$52,000.00. Mr. Azor also stated that closing Monday & Tuesdays for the winter has not realized the savings we had hoped and that we will not do this again next winter.

e. We have hired two 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 are coordinating with our superintendent on projects. Mr. Hickok briefed the board about ongoing projects. The bridges on 7,8,9, and 18 have been replaced. The new bridges will last much longer than any of us. The project came in on budget. The maintenance cut through bridge between 17 and 18 teeing ground will be addressed in the near future. The decking on the bridge past the #1 teeing ground is in good shape and will be replaced soon. The lumber is already purchased

g. Mr. Hickok also reported that Rip rap has been ordered to stop erosion along Licklog Creek that runs throughout the golf course. Enough rip rap has been ordered to also improve drainage along Mountain Harbour Drive.

h. Money was approved to repair our tractor. The company is ordering parts and the final bill will be below \$20,000.00. A tractor will need to be rented along with a skidder for the rip rap and punching of the greens in late March.

i. Mr. Hickok gave a golf course equipment update to the board. Two lease equipment items will be expiring in April. A blower and a gator tractor. This will save us \$1,000.00 a month. Mr. Hickok recommends taking the savings and leasing a new rough mower. The mower he has in mind will be able to cut the teeing ground surrounds without "scalping" the grass. It has multiple floating decks that will provide a better cut and cut down on man hours.

Financials:

- a. The financial statements of the POA for February were presented by the president. A motion to approve the financial statements was made by John Walvoord, 2nd by Allen Horne. Carried 6-0.
- b. We currently have right at \$587,000. deposited at various banks.
- c. For property owners who have not paid their 2022 dues in January, a second notice was sent out on March 1, 2022. Liens on delinquent accounts will go out in April. So far, \$330,000.00 in dues have been collected.

Maintenance:



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- a. A proposal to improve the roads and access to the Pinnacle was presented to Mr. Ackerly and Mr. Hooker by Mr. Ledford. He is the man who completed the slide repairs in the past. A proposal to accept Mr. Ledford's bid not to exceed \$30,000.00 to improve the roads and gain access to most of the lots on the Pinnacle side of the development was made by Ed Hooker, 2nd by Jim Ackerly. Approved 6-0. Once a property owner decides to develop a lot on the Pinnacle, we can work on a permanent solution to road improvements. For now, the roads to the undeveloped parts at the top of the Pinnacle will be gravel.

SOCIAL COMMITTEE:

- a. Since the annual meeting is Saturday, April 23, 2022, at 4:00PM, Mr. Horne recommended that the Welcome Back Party be held on this day in the evening following the meeting. Mr. Horne requested an amount not to exceed \$5,000.00 for the event that is restricted to property owners only be approved. A second was made by Ed Hooker and approved 6-0.
- b. Friday night is the St. Patrick's Day party. Bring your Irish and your green.

ARC Review:

- a. Nothing to report.

SECURITY:

- a. Nothing to report.

NEW BUSINESS:

- a. All current board members have expressed an interest in staying on the board in their current positions. There are no new POA Board member openings.

Adjourn: Meeting adjourned at 3:06PM. The next POA Board meeting is scheduled for Tuesday, April 19, 2022, at 2:00PM. The annual POA meeting is scheduled for April 23, 2022, at 4:00PM with a catered reception to follow.

Submitted:

Approved:

E. F. Hooker

J. Azor

Secretary

President