



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

i Call to order at 2:05 PM May 17,2022

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:

None

Absent:

Chuck Bridger, excused

1. Pledge of Allegiance led by Ed Hooker.
2. Motion to approve April 2022 minutes made by Allen Horne, 2nd by Jim Ackerly. 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 April financial reports are not available. The accounting firm is in "flux" and like most businesses, having a hard time finding competent help. Mr. Azor will have a meeting with the accountants on Wednesday to go over the financial statements.
 - c. For the record, the March financial statement was approved via e-mail. on a vote of 7-0.
 - d. **Financials:** The number of rounds of golf are down from last year, but revenue is up due to an increase in greens fees. This month saw \$34,000.00 generated in revenue. We earned \$4,500.00 for a tournament. There were 126 rounds booked through Golf Now. The beverage cart, snack bar and bar generated nearly \$5,000.00 in revenue.
 - e. Mr. Azor gave an update on the golf club and its financial status. The current membership drive is off and running. We currently have 75 members. The memberships are critical for getting the Club through the winter.



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- f. We continue to have staffing problems like most businesses in Clay County and the surrounding area we have listed applications for summer jobs in the position of cart staff, and front counter.
- g. The EIDL (Economic Injury Disaster Loan) money was received on May 4, 2022. This \$150,000.00 loan is a 30-year fixed loan at 3.75% over thirty years. Considering the market and interest rates, this is an excellent loan structure. Repayment starts in March of 2024 at \$731.00 for the 30-year loan reimbursement. The loan can only be used for areas involving the golf course.
- h. As tentatively approved last board meeting, the EIDL loan is being used to fund the pumphouse renewal project for both pump houses, on going bridge and cart path repairs among many other projects. There are many more important capital projects that this loan can support. In discussion are repairs to the siding of the clubhouse, much overdue painting and sealing of wood surfaces to the clubhouse and evaluating our HVAC system for all buildings under the golf course purview.
- i. The pool pump is not working and must be repaired before the season. We are in the process of getting estimates for a new motor and pump. The new pump was installed and the pool was inspected by Clay County and opened on Memorial holiday weekend.
- j. Elliott's Heating and Cooling came and evaluated our HVAC system. Overall, the system is in "decent" shape for its age. We have entered into a maintenance agreement with the company for the year at \$2,000.00 per year. This contract includes a quarterly system check as well as replacing the many filters in the attics and other hard to reach places.
- k. Our rating on Golf Now has increased to 97.5%.

Financials:

- a. The financial statements of the POA for April are not ready. As previously stated, Mr. Azor will meet with the accountants in the very near future to review and update how data will be presented to the board.

Maintenance:

- a. Regarding the long planned and delayed cart path repairs: Mr. Crisp is hoping to get the smaller equipment he needs to rent for repair of the golf course cart paths sometime this month from a company in Ashville. He has not forgotten us; it's just hard to get the equipment needed.



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- b. Regarding the Pinnacle road access: Alvin Ledford will be paid the balance for repairing the roads that gained safe access to the Pinnacle. An additional \$1,100.00 would be needed to improve the access road to Lot M-66
- c. Regarding Lot 63 C and improving access: An estimate has been requested from Mr. Ledford to improve the access road to Lot 63C. The board was unanimous in objecting to allowing a second avenue of ingress/egress from Sorrells Road to that lot. The owner of the lot was assured that safe access would be ensured and once a home was built (or being built) an asphalt road would be completed. It would not be wise to build a new asphalt road because heavy construction equipment would just ruin the new road.

SOCIAL COMMITTEE:

- a. There will be a meeting May 24, 2022 at 5:00PM to finalize plans and costs for the 4th of July celebration. All are invited to attend. The meeting will be held on the veranda of the clubhouse.

ARC Review:

- a. Mr. Ackerly (on behalf of the Denhams) requested approval of a new color for their residence. Normally the ARC handles these issues but, Alwine painting had a cancellation and could fit in the Denham residence for painting. If the board tables the item, there is no telling when the painters can return. The color, that follows our covenances was approved 6-0.

SECURITY:

- a. Once again, the high bar warning pole was knocked down by a zero turn mower on a trailer. The perpetrator, who was caught on tape, has been sent an invoice for repair costs. There was no damage to the guard house.
- b. We are still waiting on the new front gate system.
- c. Cameras that were askew have been re-aligned.

NEW BUSINESS:

- a. Mr. Mustian has been reviewing our covenants and is trying to pare them down to a manageable size. There are many references to long gone land companies and many outdated sections of the document. Mr. Ackerly suggested that once the legal document is revised that we have a real estate lawyer look at it before publishing.



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Adjourn: Meeting adjourned at 4:05 PM. The next POA Board meeting is scheduled for Tuesday, June 21, 2022, at 2:00PM.

Submitted:

Approved:

E. F. Hooker

J. Azor

Secretary

President