



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

- i. Call to order: 2:03 PM January 14, 2021
 - ii. Board members present:
 - Jim Ackerly, Vice President
 - Ed Hooker, Secretary
 - John Walvoord
 - Bill Meldram, Marketing
 - Tom Norris, Architectural Review Committee
 - Betty Applegarth, Treasurer (non-voting member)
 - Curtis Phillips, General Manager
 - Kirk Bass, Golf Course Superintendent
 - Beth Hooker, Administrative Assistant
- Excused Absences:
- Jorge Azor, President
- Guest:
- Closed meeting due to COVID-19 concerns
1. Motion to approve December 2020 minutes made by Ed Hooker, 2nd by John Walvoord. Approved 5-0 and entered in the record.
 2. Welcome back to Bill Meldram. He was sorely missed during his recovery.
 3. Motion made to approve the November and December 2020 POA and golf financials made by John Walvoord, 2nd by Tom Norris. Approved 5-0 and will be posted on the Mountain Harbour Living and Golf website.
 4. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips. Maintenance report by Kirk Bass.
 - b. A reminder that the golf course is scheduled for Ron star weed mitigation on March 2, 2021.
 - c. Greens aeration is scheduled for March 29, 2021, weather permitting.
 - c. Staff hospitality training and uniform issue will take place the last week in January and first week in February. The training will be conducted by Skip Sharer. The goal is to improve customer relations and for the staff to present a more professional look.
 - d. **Financials:** Closed 8 days and weather affected 2 days with PM showers. There were 9 cart path only days. There were 258 member rounds, an increase of 126 from December 2019. There were 583 greens fees paid, an increase of 118 from November 2019. A total of 841 rounds played, an increase of 244 from last year. The amount of play is less than November due to harsher weather and more rain/snow. Green and cart



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fees resulted in \$9,800.73 memberships resulted in \$4,125.00. Total cash collected was \$13,925.73. Golf Now prepaid rounds totaled 73. That generated revenue for the club from Golf Now is pending. The Grill is still closed. The beverage cart did not run in December.

e. The Golf Advisory committee met on January 11, 2020 and firmed up the dates for special tournaments in the 2021 calendar year. There are many events scheduled and they will be added to the golf course calendar and posted on all the golf cart inserts. The pin placement charts are being placed on the lower left of the windshields on all golf carts. The plastic inserts on the front of the windshields will be available to post upcoming events and for local advertisers to buy space. Also, the Golf Advisory Committee came up with recommendations for tournament pricing for the upcoming year. After researching what competing golf courses and resorts charge, it was recommended by the Golf Advisory Committee that the club charge a flat rate for Monday-Thursday from 9:00AM to 3:00PM of \$2,000.00 per day. Friday-Sunday tournaments would cost \$2,500.00 per day. Additionally, any food service catered would require a usage fee to be negotiated by the golf course general manager. A motion was made by Ed Hooker that these rates be approved by the board, 2nd by Tom Norris, carried 5-0.

f. The Golf Advisory Committee recommended that bottled water be provided to our guests. Curtis researched and found a supplier that will provide water with labels of our choice. The cost will be near \$1,600.00. The cost will be offset by a local business sponsor who will provide \$1,500.00 for advertising space on the labels. The added service to our guests will only cost Mountain Harbour Living and Golf \$100.00.

f. The damaged John Deere mower has been delivered for repair. It should be back in service prior to the growing season.

g. The next golf advisory meeting is scheduled for February 15, 2021.

h. Kirk Bass reported that the maintenance crew is going to build a foot bridge across the creek on the right side of number 1 to allow golfers access. This bridge will be made too narrow for golf carts so members will have to walk across to retrieve their wayward shots. Additionally, a foot bridge will be built over the wet area of Number 12 as you approach the green.

i. The greens appear spotty and discolored. Do not be alarmed. This is normal winter appearance.

j. The beverage cart needs some welding repairs. Mr. Walvoord will assist in getting quotes to fix it.



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5. Property Owners Association Report

- a. **Marketing:** Bill Meldram is back and is feisty as ever. He has requested a revenue comparison from 2019 to 2020. Curtis Phillips will email a summary to all board members.
- b. Bill Meldram recommended that the Mountain Harbour Social Committee create a “welcome to the neighborhood” package to give to new residents in our community. Of course, this would include the president’s welcome letter. Mr. Hooker will meet with Allen Horne and come up with a suggested letter to include with the president’s letter and present it to the board.
- c. www.mountainharbourlivingandgolf.com. If you haven’t registered, everyone is encouraged to create a user and password.
- d. The Hinton Center is scheduling a golf outing for August 21, 2021 in honor of their 60th anniversary.
- e. **Financials:** These numbers will be posted in the members area of the mountain Harbour Living and Golf web site. A motion to approve the financials for the POA in December was made by Tom Norris, 2nd by John Walvoord, carried 5-0.
- f. **Maintenance:**
- g. Once again, the front entrance was struck by a pick-up truck with ladders on the roof. Fortunately, there was very minor damage, and none to the gate. Another friendly reminder to all residents to have contractors use the Peckerwood entrance. Especially vehicles with attachments or high roofs.
- h. **Architectural Review Committee:** Brush and small trees have been removed from lots 4-5K as approved by the ARC.
- i. The Roman family would like permission to build an outdoor kitchen next to their garage. The ARC has this for action.
- j. The residence at 90 Indian Trail has a small amount of RADON. The mitigating company needs permission to place an exhaust pipe up the outside of the house. The ARC has approved this action.
- k. Old Business/ New Business:
 - a. Crisp Paving has been awarded the contract to repair the road on the Pinnacle side of the development. Work will begin in early spring as weather permits. The Hooker family will be informed a few days in advance to they can move a vehicle to have it available during the work and not impede on the crews.



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- 6. Adjourn:** Motion to adjourn at 3:17 PM made by the president, 2nd by Tom Norris.
Passed 5-0. The next POA Board meeting is scheduled for February 16, 2021 at 2:00PM.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jim Ackerly, V.P. (for)
President Jorge Azor



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- i. Call to order: 2:12 PM February 18, 2021
 - ii. Board members present:
 - Jim Ackerly, Vice President
 - Ed Hooker, Secretary
 - John Walvoord
 - Bill Meldram, Marketing
 - Tom Norris, Architectural Review Committee
 - Betty Applegarth, Treasurer (non-voting member)
 - Curtis Phillips, General Manager
 - Kirk Bass, Golf Course Superintendent
 - Beth Hooker, Administrative AssistantExcused Absences:
 - Jorge Azor, PresidentGuest:
 - Closed meeting due to COVID-19 concerns
1. Motion to approve January 2021 minutes made by Ed Hooker, 2nd by Tom Norris. Approved 5-0 and entered in the record.
 2. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips. Maintenance report by Kirk Bass.
 - b. **Financials:** Closed 8 days. Less than 10 players 17 days. There were 10 cart path only days. There were 187 member rounds, an increase of 82 from January 2020. There were 447 greens fees paid, an increase of 172 from January 2020. A total of 634 rounds played, an increase of 254 from last year. Green and cart fees resulted in \$6,916.78 memberships resulted in \$4,225.00. Total cash collected was \$11,141.78. Golf Now prepaid rounds totaled 33. Revenue earned from Golf Now for January 2021 was \$270.31. The revenue reported for Golf Now that was posted in December was \$480.01. The Grill is still closed. The beverage cart did not run in January. Motion made by Tom Norris to approve the January golf financials made by Tom Norris, 2nd By Bill Meldram, carried 5-0
 - c. You will notice a light green dye around all the greens. That is a treatment to try to kill the unwanted poana grass.
 - d. the bridge on number 1 is complete.
 - e. We are waiting for the John Deere mower to be repaired and sent back to us. We are confident it will be back before the growing season.



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- f. The bridge over the wet area on #12 is being measured and should be complete soon.
- g. We are addressing the water issue that is in front of the 12th green.
- h. The wet area as you approach the 13th green from the cart path will be addressed with a pea gravel walk. It is too long a walk for a bridge.
- i. the sand bunker on #15 has been seeded and will be a grass bunker.
- j. Due to the constant inclement weather in February, we expect our numbers to be greatly reduced.
- k. Sports mandatory memberships are due in April. Those that have a golf/premium membership are exempt from this fee.
- l. The beverage cart has been expertly repaired by John Walvoord and Bill Hickok. It is ready for spring.

3. Property Owners Association Report

a. **Marketing:**

- b. It has been a very successful year for building in Clay County NC. Several Mountain Harbour homes have been sold. Three townhouses are pending closing. Lot owners who want to sell their lot are encouraged to press their realtors to market them now.
- c. Allen Horne from the Social Committee has welcomed new owners and introduced them to several of our residents. All homeowners are encouraged to meet our new neighbors and welcome them to the area.

- d. **Financials:** These numbers will be posted in the members area of the mountain Harbour Living and Golf web site. A motion to approve the financial statement for January was made by Tom Norris, 2nd by John Walvoord, carried 5-0.

e. **Maintenance:**

- f. Once again, the front entrance was struck by a vehicle. Fortunately, there was no damage to property. **Another friendly reminder for all residents to have contractors use the Peckerwood entrance, especially vehicles with attachments or high roofs.**
- g. Funds have been approved for the striping of roads and where golf carts cross the road.
- h. There are several trees that have become rotten and pose a fall risk. A tree service will be used to safely remove these damaged trees.
- i. **Architectural Review Committee:** A landscape plan for 246 Mountain Harbour Drive has been approved.



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- j. A home on Meadowbrook drive has a tree overhanging the house. The residents are putting on a new roof and the roofing company recommended removal of the tree. That was approved.
 - k. Mr. Watson's request for an extended lower patio was approved. They have added a temporary barrier to keep sand from running into the pond near the back of their residence.
 - l. Old Business/ New Business:
 - a. The annual meeting is usually held in April. Due to COVID concerns, that meeting will most likely be cancelled. **THE POA IS LOOKING TO ADD ONE ADDITIONAL MEMBER. IF YOU ARE INTERESTED IN SERVING ON THE BOARD, PLEASE EMAIL MS. APPEGARTH accounting@mountainharbourgolfclub.com YOUR INTENTIONS BY MARCH 12, 2021.**
4. **Adjourn:** Motion to adjourn at 3:17 PM made by the president, 2nd by Tom Norris. Passed 5-0. The next POA Board meeting is scheduled for March 16, 2021 at 2:00PM.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jim Ackerly (for)
President Jorge Azor



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- i. Call to order: 2:00 PM March 16,2021
 - ii. Board members present:
 - Jim Ackerly, Vice President
 - Ed Hooker, Secretary
 - John Walvoord
 - Bill Meldram, Marketing
 - Tom Norris, Architectural Review Committee
 - Betty Applegarth, Treasurer (non-voting member)
 - Curtis Phillips, General Manager
 - Kirk Bass, Golf Course Superintendent
 - Beth Hooker, Administrative Assistant
- Present via ZOOM:
Jorge Azor, President
Guest:
Closed meeting due to COVID-19 concerns
1. Motion to approve February 2021 minutes made by Tom Norris, 2nd by Bill Meldram. Approved 6-0 and entered in the record.
 2. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips. Maintenance report by Kirk Bass.
 - b. The Ron star weed mitigation on March 2, 2021 was completed.
 - c. Aeration of the greens is scheduled for March 29, 2021, weather permitting. Volunteers are still being sought for help in sanding the greens. Contact Bill Hickok if interested.
 - d. Weed abatement around the greens to kill/arrest the poana grass is complete.
 - e. The member's Master event is being held on the 10th of April.
 - e. Adds have been placed for new hires for the season. It is very difficult to find employees that are willing to work for the pay being offered. Mr. Hickok, Curtis, and Kirk will meet to come up with a proposal for pay increases that will be voted on by email for the board in the next week. This item cannot wait until the next board meeting.
 - g. The Golf Now update is being implemented now.
 - h. Winter maintenance of the equipment is complete. We are still waiting for the return of the zero-turn mower from John Deere. The estimated cost is \$8,800.00 which has been budgeted.



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- i. Improvement to sight lines on the left of the #10 fairway is complete.
 - j. **Financials:** Closed 10 days and weather affected 6 day with PM showers. There were 16 cart path only days. There were 194 member rounds, an increase of 111 from February 2020. There were 463 greens fees paid, an increase of 191 from February 2020. A total of 657 rounds played, an increase of 302 from last year. Green and cart fees resulted in \$4,762,00 memberships resulted in \$1,575.00. Total cash collected was \$6,337.00. Golf Now prepaid rounds totaled 30. Generated revenue from generated from Golf Now was \$201.48. The Grill is still closed. The beverage cart did not run in February.
 - k. Motion to approve golf financials made by Tom Norris, 2nd by Bill Meldram. Passed 6-0.
 - l. The Golf Advisory committee met on March 8,2021. They reported that the pin placement decals have been placed on all carts and the events calendar is posted on all golf carts.
 - m. The foot bridge on the right side of number 1 to allow golfers access across the wet area is done. Additionally, the foot bridge over the wet area of Number 12 as you approach the green is complete.
 - n. We are awaiting bids to place drains in front of the number 12 green in the wet area. A new spring has popped up and keeps the area wet and muddy.
 - o. Bill Hickok has recommended that money be set aside to update the sprinkler box computers. They are all in bad shape due to wear and power surges. A vote will be held via email before the next board meeting due to the urgency of the repairs.
3. Property Owners Association Report
- a. **Marketing:** Bill Meldram and others have recommended that golf membership renewal letters be sent out. This has never been done in the past. After discussion, it was decided that Ed Hooker and Betty Applegarth will submit a proposed President's letter to Jorge Azor, POA President, inviting current golf members to renew before April 1st.
 - b. **Financials:** These numbers will be posted in the members area of the mountain Harbour Living and Golf web site. A motion to approve the financials for the POA in February was made by Ed Hooker, 2nd by Tom Norris, carried 6-0.
 - c. **Maintenance:**
 - d. Once again, the front entrance was struck by a maintenance truck. This time it was a pest control company. They have been contacted and told to use the



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Peckerwood entrance. Again, a friendly reminder to all residents to have contractors use the Peckerwood entrance. Especially vehicles with attachments or high roofs.

e. **Architectural Review Committee:**

- f. The paint scheme for 408 and 414 Licklog has been approved.
- g. The Bridger family would like a loose stone pavement area in their parking area to alleviate their parking issues. This was temporarily approved by the ARC. The family will be advised to use pavers and an appropriate landscape to enhance the look.
- h. Parking on Licklog is getting very bad. Residents are reminded that trailers, work trucks, and street parking are prohibited. People are encouraged to submit plans for additional parking on their property. Pavers will be approved due to drainage and their aesthetic appearance. The review process will be expedited for these projects.
- i. Tree removal for the residence by the 10th green is approved.
- j. Old Business/ New Business:
 - a. Crisp Paving will start repair on the roads on the Pinnacle side of the development. Work will begin in April as weather permits. The Hooker family will be informed a few days in advance to they can move a vehicle to have it available during the work and not impede on the crews.
 - b. A guardrail for the repaired road on the Pinnacle would cost approximately \$10,000.00 dollars. There are no homes up there and it is a restricted area. The issue was tabled for now.
 - c. Three candidates have submitted letters of interest for the POA Board. These selections will be made by the board at the April meeting due to COVID-19 restrictions causing the cancellation of the annual meeting. Currently there is one position available. A second board member will let the board know if he will continue to serve in the very near future.

4. **Adjourn:** Motion to adjourn at 3:00 PM made by Tom Norris, 2nd by Bill Meldram. Passed 6-0. The next POA Board meeting is scheduled for April 20, 2021 at 2:00PM.

Submitted:
Edward F. Hooker
Secretary

Approved:
Jim Ackerly, V.P. (for)
President Jorge Azor



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BOARD MEETING MINUTES FOR TUESDAY APRIL 20, 2021, TIME: 2:00PM

MOUNTAIN HARBOUR GOLF CLUB MEMBERS ROOM

CALL TO ORDER

The April meeting was called to order at 2:00pm by President Jorge Azor. In attendance were V.P. Jim Ackerly, John Walvoord, Bill Meldram, Treasurer: Betty Applegarth, GM Curtis Phillips, Superintendent Kirk Bass, Bill Hickok, Charles Bridger, and Charles Perry. Excused were: Dr. Tom Norris, and Secretary Ed Hooker.

Pledge of Allegiance

The pledge was given by outgoing Board member: Mr. Bill Meldram

1. Approval of March meetings minutes.

March minutes were previously reviewed via e mail, and a motion and second passed the March minutes unanimously.

2. Mountain Harbour Golf LLC Report

a. GM Report, Curtis Phillips

Mr. Philips gave us his monthly GM report. Total rounds for March 2021 were 1253 compared to 881 in March of last year. Green fees and carts brought in \$ 18,659 in revenue and memberships came in at \$ 69,609 for a total of \$ 88,267. We were closed for 8 days, and had 13 days of cart path only. Golf Now prepaid rounds= 90, and Golf Now rebate was \$643.

Mr. Phillips also reported that we are upgrading our Golf Now Point of Sale software beginning in May and they will be providing us with ipads, and equipment at no extra charge. The new system called G1 is a robust software that will allow easier player check in, tee times, real time reporting and charging capabilities for the beverage cart. Roll out will be the week of May 3-7 and we will be training all personnel on the system.

Curtis went on to say that we are back on 2 persons/cart, and anyone asking for a single cart will pay an additional \$ 10 in cart fees.

b. Course conditions, projects & personnel. Kirk Bass

Superintendent Kirk Bass talked about the need to hire additional maintenance personnel now that the growing season is upon us. The maintenance crew is down to 5 and needs to add an additional 3 workers. Conversation ensued as to how to accomplish this and the Club will be posting on Indeed.com, putting a sign on Cold Branch and US64 along with checking with the County Labor departments.



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c. Golf Maintenance Equipment Needs

Mr. Bass along with Golf Liaison to the Board Mr. Bill Hickok reported that John Deere has delivered a zero turn mower that replaces a damaged beyond repair zero turn mower. They are looking to acquire a new utility vehicle by swapping some little used equipment: Grinder, & Trap rake mower. They have received the 3- Toro BT+ boxes for irrigation and will have them installed and tested by a technician.

On the Golf Course, rip-rap has been ordered for the erosion on 9 cart path by tee, and we still must fix the underwater spring issue affecting the driving range and # 12.

d. Financial results Golf: March 2021

Approval of March Golf financials. The financials were not completed in time by the CPA and therefore could not be reviewed or approved.

3. Property Owners Association Report (POA)

a. Financials: March POA, Review & Approval

The financials were not completed in time by the CPA and therefore could not be reviewed or approved.

b. ARC, Dr. Tom Norris

Bill Meldram reported that the ARC has approved the paver solution to the parking issues at the townhomes. The townhouse owners have responded positively with this solution and hopefully it will expand, and ease the persistent parking shortages there. Bill also mentioned that Builder Leroy Wells (from TN.) has been looking at the concrete slabs for development and this would be a positive thing.

c. Compliance Issues RE: Licklog

John Walvoord reported that the illegally parked mini van with expired tags and flat tire had been towed as per the covenants by Devine Towing. The Board will also work to uphold the covenant rules with regards to persistent homeowner who ignores calls, legal letters to clean up their property. The Board will clean up the property and bill the owner for the clean up along with administrative and legal expenses.

d. Security: John Walvoord

Mr. Walvoord went on to report that another vehicle has damaged the roll bar at front gate. This ongoing problem of commercial vehicles or vehicles with trailer continues. Our security cameras has identified the vehicle who damaged the roll bar, and reparations will be made. Discussion ensued and a motion was made to keep the front gate shut, but after deliberation by the Board the motion was withdrawn. The front gate



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will remain closed until the roll bar is replaced, and at such time it will be open again from 9:00am to 6:00pm.

e. Maintenance: Jim Ackerly

Mr. Ackerly reported that Crisp Paving has been hired to work on the Pinnacle Roads, and the Golf Course cart path areas. As is with all contractors in the area they are slammed with work, but they will be getting to us as soon as possible.

Jim also reported that Hooper tree service removed several dead trees in the community that posed a safety risk, and the wood was donated to the Hinton Center firewood ministry.

f. Marketing: Bill Meldram

Bill reported that the Marketing committee will be brainstorming about ways to market the lots that are for sale in our community and how best to go about doing this. President Azor remarked that perhaps interactive mapping software can be used to pinpoint the location of the lots for sale and be easily put on the website. This topic will continue to be researched and explored.

g. Social: POA meet & greet, Saturday May 8, 2021 at 5:00pm

Plans are ongoing for this long overdue get together with the residents at Mountain Harbour. The robust real estate sales of last year and the pandemic had left us without a way to get to know all of our new neighbors and this will be an excellent opportunity to do so. Epic catering will be catering the outdoor, social distanced party and sodas, beer and wine will be available for purchase.

continued



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4. Old Business/ New Business

- a. Selection of 2 new Board members.

The Board was asked to review and select 2 new Board members from a pool of interested parties, and after taking a vote, the 2 New Board members for the POA are Mr. Perry Mustian, and Mr. Charles Bridger.

- b. Overview of Zoom Meeting with property owners

President Jorge Azor showed the Board a PowerPoint presentation he prepared for a Zoom conference that he is having with interested property owners this evening at 7:00pm.

- c. *President Azor also reported that a comprehensive review and update is needed for the POA covenants, and the last time they were amended was in 2005. Home and Lot owner Mr. Charles Perry has graciously volunteered to spearhead this initiative, and he will be gathering and preparing a scope of work for the review.*

The meeting was adjourned at 4:10pm and the next meeting is May 17, 2021 at 2:00pm.



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- i. Call to order: 2:00 PM May 18, 2021
 - ii. Board members present:
 - Jorge Azor, President
 - Jim Ackerly, Vice President
 - Ed Hooker, Secretary
 - John Walvoord
 - Perry Mustian
 - Chuck Bridger
 - Betty Applegarth, Treasurer (non-voting member)
 - Curtis Phillips, General Manager
 - Kirk Bass, Golf Course Superintendent
 - Beth Hooker, Administrative Assistant
-
1. Pledge of Allegiance led by Ed Hooker.
 2. Due to COVID restrictions being relaxed, any property owner who has been vaccinated may attend the POA meetings into the future barring any resurgence in cases.
 3. Motion to approve April 2021 minutes made by Jim Ackerly, 2nd by John Walvoord
Approved 6-0 and entered in the record.
 4. Welcome from the president to the two new board members, Perry Mustian and Chuck Bridger. We are all looking forward to leaning on their business experience as the board moves forward.
 5. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips. Maintenance report by Kirk Bass.
 - b. Jorge Azor explained how Golf Now works in concert with the golf course and all point of sales to the new board members.
 - j. **Financials:** Closed 2 days and weather affected 4 days with PM showers. There were 17 cart path only days. There were 430 member rounds, an increase of 66 from April 2020. There were 1,482 greens fees paid, an increase of 18 from April 2020. A total of 1,912 rounds played, an increase of 84 from last year. Green and cart fees resulted in \$27,101.80, memberships resulted in \$79,270.00. Total cash collected was \$106,371.80. Golf Now prepaid rounds totaled 113. Generated revenue from Golf Now was \$793.03. The Grill is still closed. The beverage cart had 400 sales resulting in \$1,358.48. Additionally liquor sales from mini bottles was \$387.61. Sandwich sales from the beverage cart and clubhouse totaled \$1,019.05.



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- k. Motion to approve golf financials for March & April made by John Walvoord, 2nd by Perry Mustian. Passed 6-0.
- l. The Golf Advisory committee met in April, 2021. The tournament schedule is posted in the clubhouse with sign-up sheets. The soda machine has been moved and provides for better flow in the clubhouse.
- m. Kirk Bass reports that the course is in overall good shape.
- n. Sanding of the greens to make them roll smoothly will begin shortly.
- o. Goldmine Construction will evaluate the spring problem on hole #12 and submit a proposal to fix that and the spring problems with the driving range.
- p. The soil temperature is still less than 50 degrees consistently. Once the temp of the soil rises, the fairways will grow better.
- q. Poanna around the greens will die off as the temperatures increase.
- r. There is a dead willow to the left of the bridge on #8 that needs to be removed. It is too large for the maintenance staff to take down.
- s. We added two part time maintenance workers to the staff. We are still in search of a mechanic.
- t. Mr. Bass has certified as a Class A Superintendent. Congratulations from the Board.

6. Property Owners Association Report

Financials: These numbers will be posted in the members area of the mountain Harbour Living and Golf web site. A motion to approve the financials of the POA for March and April was made by John Walvoord, 2nd by Perry Mustian, carried 6-0

Maintenance:

- a. Crisp Paving will start repair on the roads on the Pinnacle side of the development. Work will begin in June as weather permits.
- b. 3 townhomes have improved parking. Mr. Chuck Bridger will continue to work with his Licklog neighbors to improve communication and cooperation.
- c. Charles Devine Towing has been authorized to tow two vehicles from the Moore Property.

ARC Review:

- a. No new business.

NEW BUSINESS:



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- d. Mr. Allen Horne has been nominated to replace Mr. Tom Norris on the POA Board. Approved 6-0. Mr. Azor will reach out to Mr. Horne to congratulate him on his selection. The Board would like to thank Dr. Norris for his many years of service to our community.
 - e. Mr. Azor was selected to remain president of the POA, Mr. Perry Mustian was selected as Vice-President, Betty Applegarth, Treasurer and Mr. Hooker will remain as Secretary.
- 7. Adjourn:** Motion to adjourn at 3:12 PM made by Ed Hooker, 2nd John Walvoord. Passed 6-0. The next POA Board meeting is scheduled for June 15, 2021 at 2:00PM.

Submitted:

Approved:

Edward F. Hooker
Secretary

Jorge Azor
President



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- i. Call to order: 1:58 PM June 15, 2021
 - ii. Board members present:
 - Jorge Azor, President
 - Jim Ackerly
 - Allen Horne
 - Ed Hooker, Secretary
 - John Walvoord
 - Perry Mustian, Vice President
 - Betty Applegarth, Treasurer (non-voting member)
 - Curtis Phillips, General Manager
 - Beth Hooker, Administrative Assistant
- Excused: Chuck Bridger
Curtis Phillips, General Manager
Kirk Bass, Golf Course Superintendent
1. Pledge of Allegiance led by Perry Mustian.
 2. Motion to approve May 2021 minutes made by John Walvoord, 2nd by Allen Horne
Approved 6-0 and entered in the record.
 3. Welcome from the president to the new board member Allen Horne. We look forward to working with you to benefit the Mountain Harbour Living and Golf experience.
 4. Mountain Harbour Golf LLC Report
 - a. GM report provided by Jorge Azor on behalf of Curtis Phillips.
 - b. Jorge Azor explained how Golf Now G1 software provides a daily tally sheet on all transactions at the golf course. He gave a brief overview of the program and the many benefits that come with the software.
 - c. Mr. Phillips and Mr. Bass are heavily involved on the drainage project on hole number 12. The number 12 project is expected to last two days. It is an "all hands" evolution that should enhance the golfing experience.
 - d. **Financials:** Closed 4 days and weather affected 6 days with PM showers. There were 7 cart path only days. There were 496 member rounds, a decrease of 90 from May 2020. There were 1,941 greens fees paid, an increase of 7 from May 2020. A total of 2,437 rounds played, a decrease of 83 from last year. Green and cart fees resulted in \$47,059.49, memberships resulted in \$28,749.85. Total cash collected was \$78,549.34. Golf Now prepaid rounds totaled 113. Generated revenue from Golf Now was \$1,322.72. The Grill is still closed. The beverage cart had 982 sales resulting in



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\$2,858.05. Additionally, liquor sales were \$602.49. Sandwich sales from the beverage cart and clubhouse totaled \$129.91.

k. Motion to approve golf financials for May made by John Walvoord, 2nd by Perry Mustian. Passed 6-0.

e. The Golf Advisory committee met on June 14, 2021. The US Open tournament is scheduled for the weekend of the 19th. The member guest is the following weekend starting with a practice round on Thursday June 24, 2021

f. Mr. Azor reported that our maintenance equipment is far past the useful lifespan of the equipment. We are working diligently to find solutions that can get us out of the repair and breakdown cycle of older equipment.

g. Mr. Azor gave an overview of the financial results in May. The golf course is enjoying increased membership and play. Improving the financial condition of the Golf Club will lessen the burden on the POA.

Financials: These numbers will be posted in the members area of the mountain Harbour Living and Golf web site. A motion to approve the financials of the POA for May was made by Jim Ackerly, 2nd by Perry Mustian, carried 6-0

Maintenance:

- a. Crisp Paving is working on the repair of the roads on the Pinnacle side of the development. The initial estimate was made last fall. Since that time, the roads have continued to deteriorate, and the cost has increased significantly. An email was sent to all board members requesting the additional funding for the work to start before the board meeting and was approved 7-0.
- b. Mr. Chuck Bridger continues to work with his Licklog neighbors to improve communication and cooperation with the parking situation as well as the land ownership issues. We look forward to an update at the next board meeting.
- c. Charles Devine Towing will tow two vehicles from the Moore Property when staff is available.
- d. There are several trees that need to be taken down including a dead willow by the #8 cart path. Hooper Tree Service has been requested to accomplish this but may not be able to fulfill the requirement. We are currently looking for another affordable bonded tree service to help fulfill our needs.



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SOCIAL COMMITTEE:

- a. The 4th of July party and fireworks planning is complete and sign-up is available in the clubhouse. The cost is \$25.00 per person and is limited to 125 people. Attendees are encouraged to bring their own chairs to set up for the awesome fireworks display at sunset. It is a catered affair with American BBQ with all the trimmings.
- b. We are working to get a food truck to come to one of our Friday night scrambles.

ARC Review:

- a. No new business.

NEW BUSINESS:

- a. No new business

Adjourn: Meeting adjourned at 2:40PM. The next POA Board meeting is scheduled for July 20, 2021 at 2:00PM.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President



Mountain Harbour Property Owners Association
1665 Mountain Harbour Dr., Hayesville, NC 28904
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Mountain Harbour POA Board Meeting
July 20, 2021, 2:00pm, Clubhouse

Board members present:

Jorge Azor, President

Perry Mustian, Vice President

Jim Ackerly

Ed Hooker, Secretary

John Walvoord

Betty Applegarth, Treasurer (non-voting member)

Curtis Phillips, General Manager

Beth Hooker, Administrative Assistant

Guest:

Mr. Eric Dudley, property owner

Excused: Chuck Bridger

Allen Horne

1. Pledge of Allegiance led by John Walvoord.
2. Motion to approve June 2021 minutes made by Jim Ackerly, 2nd by Perry Mustian. Approved 5-0 and entered in the record.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips.
 - b. We currently have 90 members in good standing. The goal is to have 120 members by September 30th. In September 2021 we had 102 members.
 - c. Mr. Kirk Bass, Golf Superintendent has resigned his position. He wants to be closer to his family. The President expressed his gratefulness to Mr. Bass and wished him well in future endeavors. Mr. Eric Clifton has been named Superintendent.
 - d. **Financials:** Closed 4 days and weather affected 7 days with PM showers. There were 7 cart path only days. There were 473 member rounds, a decrease of 164 from June 2020. There were 1922 greens fees paid, a decrease of 386 from June 2020. A total of 2,395 rounds played, a decrease of 550 from last year. Green and cart fees resulted in \$65,277.13, memberships resulted in \$4,916.665. There was \$6,330.00 collected from tournaments. Total cash collected was \$76,523.79. Golf Now prepaid rounds totaled 348. Generated commission from Golf Now was \$1,760.98. The Grill is still closed. The



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beverage cart had 1082 sales resulting in \$3,087.09. Sandwich sales from the beverage cart and clubhouse totaled \$588.88. Mr. Ackerly asked why revenue was higher when rounds played is lower. Mr. Phillips responded that the increased rates for play and tournaments is the reason.

e. The golf financials for June were not available in time for the meeting. The bookkeeper that had been handling our books resigned and Ms. Strickland is handling the account personally.

f. Mr. Azor, as in previous meetings reminded the POA that our equipment is quite old and past its service life. We are working diligently with contractors to keep our equipment in serviceable working order. The reels for the fairway mowers were sent to Canton, Ga. to a company that refurbishes John Deere equipment. They have been returned, reinstalled and seem to be in working order. We are working on finding a mechanic and exploring other options to keep the equipment we have serviceable at least until the end of the lease agreement for that equipment. If it is found that we can't keep the fairway mowers working, we have explored an option to lease one or two refurbished Jacobson mowers to augment our current equipment.

g. Mr. Azor gave an overview of the financial results in June. As always, Improving the financial condition of the Golf Club is a priority. We currently have approximately \$90,000 in the bank.

g. Crisp Paving has submitted a very favorable cart repair estimate to fix multiple holes on the cart path. In an effort to expedite and get on the work list, the Board took an e mail vote. The Board unanimously approved cart path repair expenditures in the amount of \$ 11,223,02 repairs to 1,5,9,10, & 16.

Financials: The financial statement for June was not available for publication at the time of the meeting for the same reason the golf financials were not available. When they are published, they will be voted on via email and posted on the members site of the web page. Mr. Azor gave a brief synopsis of our current cash position in the POA bank accounts.

Maintenance:

- a. Crisp Paving has completed the paving repairs on the Pinnacle side of Mountain Harbour. A separate contract needs to be signed to pave the road in the area where the slide was. Mr. Crisp will be contacted for the work.
- b. The Devine Towing Company contacted to remove derelict vehicles on Mr. Moore's property is still planned. The towing company is catching



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up on a backload of work and like many businesses is struggling to find qualified workers.

- c. We are still in search of a competent affordable arborist to take down trees on property and the golf course that is beyond the skill set of staff. Anyone with input into a tree service we may consider is encouraged to contact Mr. Ackerly.
- d. We are still waiting on repair of the retaining wall by the #16 teeing ground that was damaged by a tree that was removed.

SOCIAL COMMITTEE:

- a. The 4th of July party and fireworks was a resounding success. All comments were positive and a huge thank you to Mr. Hickok and Mr. Walvoord for their pyrotechnic expertise.
- b. We are having a food truck as part of the scramble on July 30th. All members and their guests are invited and encouraged to support this social event. In the event of a rain out, the food truck will still be in place and happy hour will be in the bar. The food truck will be available from 7:00PM until 9:00PM.

ARC Review:

- a. Jeanette Crawford is building on lot A-6. Cook Builders is the contractor. There is some discussion with the ARC on how the home will be situated on the lot.

NEW BUSINESS:

- a. Lot A-74 Licklog Ridge. Mr. Azor gave an overview of an old well that sits on the John R Moore property referenced above. Mr. Moore presented correspondence with the original developers about removal of such. The e mails were from 2008. He is now asking this Board that in order to sell or build on this lot, the well needs to be deemed abandoned and removed from his property. Not removing such would greatly affect the marketability of the property. The Board has agreed to further investigate the matter and come up with a resolution.
- b. Mr. Eric Dudley presented the board with his concerns about the road conditions on Indian Trail and Ash Branch Circle. These items if not



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addressed will result in further erosion. Mr. Ackerly will accompany Mr. Dudley to the areas of concern after the meeting to take a look.

Adjourn: Meeting adjourned at 3:08PM. The next POA Board meeting is scheduled for August 17, 2021 at 2:00PM.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President



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i Call to order at 2:00PM August 24, 2021

ii. Board members present:

Jorge Azor, President
Perry Mustian, Vice President
Jim Ackerly
Ed Hooker, Secretary
John Walvoord
Betty Applegarth, Treasurer (non-voting member)
Curtis Phillips, General Manager
Beth Hooker, Administrative Assistant
Guest:
Mary Ann Strider
Excused: Chuck Bridger
Allen Horne

1. Pledge of Allegiance led by Ed Hooker.
2. Motion to approve July 2021 minutes made by Perry Mustian, 2nd by John Walvoord. Approved 5-0 and entered in the record.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Curtis Phillips.
 - b. The member/member was a success. We are hopeful that in the future more members will sign up to participate and support our club. We gave out custom head covers and umbrellas as tee gifts and the after tournament social and dinner was a success. The Golf advisory Committee is looking forward to a bigger and better tournament next year.
 - c. ANNOUNCEMENT. Mr. Curtis Phillips is resigning as General Manager effective after the club championship (September 12, 2021). Mr. Phillips' contributions to Mountain Harbour are appreciated and we wish him well in future endeavors.
 - d. The Club Championship is scheduled for September 11th and 12th.
 - e. **Financials:** Closed 1 day and weather affected 7 days with PM showers. There were 3 cart path only days. There were 611 member rounds, a decrease of 119 from July 2020. There were 2,296 greens fees paid, a decrease of 302 from July 2020. A total of 2,907 rounds played, a decrease of 421 from last year. Green and cart fees resulted in



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\$50,945.34, memberships resulted in \$6,958.26. There was \$0.00 collected from tournaments. Total cash collected was \$57,903.60. Golf Now prepaid rounds totaled 213. Generated commission from Golf Now was \$1,776.62. The Grill is still closed. The beverage cart had 853 sales resulting in \$2,755.46. Sandwich sales from the beverage cart and clubhouse totaled \$750.59.

f. The golf financials for June and July are still not correct and are not available for review and approval. The board unanimously approved that the financial reports be tabled until the September meeting.

g. Mr. Azor gave an update on the golf club and it's status. We have 102 members in good standing. We are striving for 125 members by the end of September to achieve employee bonuses.

g. Mr. Azor gave an overview of the financial results as of July. As always, Improving the financial condition of the Golf Club is a priority. The golf course has generated \$ 142,000 more revenue than last year. Play is a bit off but has been offset by the ability to charge higher fees. At the end of 7 months of the season, we are at a \$600.00 profit for the golf course. Mr. Azor cautioned all board members that this number will change in the coming "lean" months of the late fall and winter. We, as a golf course have invested over \$10,000.00 alone in mower repairs. Much of our older equipment has needed repair which has affected our bottom line. We still have much work to do. The goal has always been to make the golf course stand-alone without the help of the POA.

h. Crisp Paving has us in the que for cart path repairs. Hopefully, these repairs will be completed by the end of the season.

Financials: The financial statements for June and July are not available for publication at the time of the meeting for the same reason the golf financials were not available. When they are published, they will be voted on via email and posted on the members site of the web page. Mr. Azor gave a brief synopsis of our current cash position in the POA bank accounts.

Maintenance:

- a. The road on Ash Branch and Indian Trail near the Dudley residence needs repair. Crisp Paving will be contacted to accomplish this task.
- b. Hooper Tree Service has retired. We are in the process of finding a new and reliable tree service. Any input will be appreciated.
- c. The retaining wall above the black tees has been repaired.
- d. The well on Lot A-74 has been researched and Clay County Water Management recommends a title search on the property. Mr. Moore,



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the owner of the property was advised it would be in his interest to have the title search performed. Also, Miller Well Drilling was contacted about removing the well. The cost would be \$2,500.00. All of this information was passed on to Mr. Moore.

- e. The POA owns Lot 12E. An offer has been made to purchase the lot for a minimal charge. This would allow the POA to collect POA dues and the sports membership for that lot. The board unanimously approved deeding the lot to the perspective buyer as he will assume all closing costs and fees. However, the board strongly encourages the perspective buyer of the lot to do his "due diligence" on the lot to ensure he can build on the lot and that it has been perc tested and can accommodate septic.
- f. The security of the maintenance area was discussed in closed session for obvious reasons. Action and funds will be allocated to secure the area and equipment.
- g. The beautiful rock facades and retaining walls all around Mountain Harbour is looking tired and dirty over the years. A quote was received from Woods Full Blast Pressure Washing. To power wash all rock around the clubhouse and all proximity areas will cost \$5,500.00 plus an additional \$500.00 for rental equipment. He would use his own water supply and be environmentally friendly. This is a great price. A motion was made by Mr. Hooker to approve funding for the project, second by Mr. Mustian. Approved 5-0.

SOCIAL COMMITTEE:

- a. The bar is open on Friday afternoons for cocktail hour from 4:00PM until 8:00PM. On August 30, 2021, we had the ARK Food Truck available for food purchases. This was a great success so more food trucks will be contacted, and events will be planned. The issue is finding food trucks that have NC licenses. GA trucks cannot participate without a special license.

ARC Review:

- a. Jeanette Crawford is building on lot A-6. Cook Builders is the contractor. The builder is in the process of resighting the house on the lot to make it



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more aesthetically pleasing. New plans should be submitted to the ARC by September.

NEW BUSINESS:

- a. Ms. Strider has a list of concerns she would like the POA to address:
 1. There are “stray” dogs running around the property and the golf course. Two dogs, one a pit bull mix with an orange collar and another mixed breed were by her house and menacing her daughter’s dog. She would like these dogs removed. She was advised that the dogs belong to Mr. Pope who owns a house outside the property of Mountain Harbour. He has been talked to and feels that dogs should not be penned up and should be allowed to roam free. Ms. Strider was advised that Mr. Hooker will contact the county to see if they have an animal control bureau and see if there is a remedy.
 2. The parking lot for the clubhouse is looking worn and tired. Are there any plans to resurface and remark the parking lines? Mr. Ackerly has taken this for research.
 3. The condominium by the number 10 teeing ground has a propane tank exposed. This is an eyesore and in violation of the covenants. Mr. Ackerly will talk with the owner about a barrier hedge.
 4. The front gate is open and is a security risk. Ms. Strider has spoken to several homeowners and they are in agreement that this community would be safer if the gate was secured. The board took immediate action and Mr. Ackerly made a motion to secure the gate as of September 6, 2021 at 6:00PM. Second by Mr. Hooker. Motion carried 5-0. Mr. Walvoord will take this for action.

Adjourn: Meeting adjourned at 3:08PM. The next POA Board meeting is scheduled for Tuesday, September 21, 2021.



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Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President



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i Call to order at 2:04PM September 21, 2021

ii. Board members present:

Jorge Azor, President

Perry Mustian, Vice President

Jim Ackerly

Ed Hooker, Secretary

John Walvoord

Betty Applegarth, Treasurer (non-voting member)

Beth Hooker, Administrative Assistant

Allen Horne

Guest:

None in attendance

Excused: Chuck Bridger

1. Pledge of Allegiance led by Jim Ackerly.
2. Motion to approve August 2021 minutes made by Perry Mustian, 2nd by John Walvoord. Approved 5-0 and entered in the record. Minutes will be posted on the web site after correction of 2 typos.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Jorge Azor.
 - b. The June, July, and August financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by Perry Mustian. Approved 6-0
 - c. The course will be closed for aerification on September 27th and 28th.
 - d. The Club Championship was September 11th and 12th. The men's Club Champion is Steve Purvis. The women's Club Champion is Diana Azor. Congratulations to both.
 - e. **Financials:** Closed 1 day and weather affected 6 days with PM showers. There were 4 cart path only days. There were 466 member rounds, a decrease of 157 from August 2020. There were 2011 greens fees paid, a decrease of 328 from August 2020. A total of 2477 rounds played, a decrease of 485 from last year. Green and cart fees resulted in \$44,757.61, memberships resulted in \$13,858.16. There was \$6,036.00 collected from tournaments. Total cash collected was \$64,651.77. Golf Now prepaid rounds totaled 78. Generated commission from Golf Now was \$1,638.66. The Grill is still closed. The



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beverage cart had 782 sales resulting in \$2,333.51. Sandwich sales from the beverage cart and clubhouse totaled \$796.35.

f. Mr. Azor gave an update on the golf club and it's status. Revenue generated so far in 2021 is 527,649.00. That is almost \$149,000.00 better than the \$378,600.00 generated in the same timeframe last year. The president cautioned the board that although the numbers look good right now, we are going to be coming into the very lean financial months of winter. Last year December only generated \$15,000.00, January \$12,000.00 and February was a meager \$8,000.00. The president and Golf Advisory Committee are looking for ways to reduce expenses during those months.

g. Our rating on Golf Now has gone up from 4.2 stars to 4.6 stars. The condition of the course continues to improve.

h. Crisp Paving still has a contract for golf cart path repairs. It is anticipated that the asphalt plant will be open all year. Mr. Ackerly will check on when we may get scheduled for the repairs.

Financials: The financial statements for June and July and August were presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Perry Mustian. Carried 6-0.

Maintenance:

- a. Mr. Ackerly has contacted Crisp Paving for an estimate to repair Ash Branch Dr.
- b. The front gate is now being kept closed and can only be opened with a remote or keypad entry code.
- c. As previously discussed, the cart path repair on the golf course is pending.
- d. The security of the maintenance area is complete. In addition to cameras strategically placed around the grounds, a motion sensor and ring down alarm to the Clay County Sheriff's Dispatch Office is also now in service. This will help with insurance costs.
- e. The townhouse with the exposed propane tank will be taken care of when the resident comes on site.
- f. To seal and re-stripe the parking areas around the clubhouse would be approximately \$16,600.00. This project will be tabled pending review of the budget for next year.



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SOCIAL COMMITTEE:

- a. The bar is open on Friday afternoons for cocktail hour from 4:00PM until 8:00PM. It is a resounding success. Members and guests are enjoying the comradery and the views from the upper deck are fantastic.
- b. Mr. Hooker has been in contact with the ARC food truck. They will need at least 30 days to schedule a Friday night. We will make an effort to get them scheduled before the end of the season.
- c. We are planning a fall Farwell for POA owners and golf members for November. This will be a catered affair with a cash bar. Watch the web site and your email for the date and cost. Participation will be limited so sign up early in the clubhouse.

ARC Review:

- a. The board discussed the approval process for the ARC in new builds. Mr. Mustian will review the convenance and advise the President of the timeframe that the ARC has in approving new builds.

NEW BUSINESS:

- a. The people who own golf carts and live in the Mountain Harbour community need to respect property owner's boundaries. If an owner has a golf cart, do not cut across private property without permission.

Adjourn: Meeting adjourned at 3:18PM. The next POA Board meeting is scheduled for Tuesday, October 19, 2021.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President



Mountain Harbour Property Owners Association
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828-389-9000

i Call to order at 2:01PM October 19,2021

ii. Board members present:

Jorge Azor, President
Perry Mustian, Vice President
Jim Ackerly
Ed Hooker, Secretary
John Walvoord
Betty Applegarth, Treasurer (non-voting member)
Allen Horne
Chuck Bridger
Guest:
None in attendance

1. Pledge of Allegiance led by Allen Horne.
2. Motion to approve August 2021 minutes made by Perry Mustian, 2nd by Allen Horne. Approved 7-0 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 September financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by Perry Mustian. Approved 7-0
 - c. **Financials:** Closed 4 days. There were 2 cart path only days. There were 430 member rounds, a decrease of 111 from September 2020. There were 1748 greens fees paid, a decrease of 415 from September 2020. A total of 2178 rounds played, a decrease of 524 from last year. Green and cart fees resulted in \$32,558.87, memberships resulted in \$20,625.00. There was \$2,135.00 collected from a tournament. Total cash collected was \$56,119.71. Golf Now prepaid rounds totaled 279. Generated commission from Golf Now was \$1,377.20. The Grill is still closed. The beverage cart had 199 sales resulting in \$1,163.83. Sandwich sales from the beverage cart and clubhouse totaled \$1,185.57.
 - d. Mr. Azor gave an update on the golf club and it's status. Revenue generated so far in 2021 is right at \$600,000.00. That is almost \$150,000.00 better than the \$449,000.00



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generated in the nine month timeframe last year. The president reminded the board that although the numbers are excellent now, we are going to be coming into the very lean financial months of winter. Last year December only generated \$15,000.00, January \$12,000.00 and February was a meager \$8,000.00 in golf course revenue. The president and Golf Advisory Committee will meet in November to explore ways to reduce expenses during the lean months. Mr. Azor emphasized that the goal of the golf course is to at least break even and relieve the extra expense burden from the POA. To date we are operating at a \$15,000.00 dollar loss compared to \$104,000.00 the same time last year.

e. Our rating on Golf Now has gone up from 4.2 stars to 4.6 stars. The condition of the course continues to improve. We have not had one review less than 4 stars.

f. Crisp Paving still has a contract for golf cart path repairs. We are still waiting on a start date.

g. As reported earlier, the Golf Advisory Committee will meet in early November and make rate and schedule recommendations to the board.

Financials:

a. The financial statements for September was presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Perry Mustian. Carried 6-0. The budget for the upcoming year is being formulated and will be presented at the next Board meeting for approval. This will include recommendation on the dues for the POA as well for 2022.

b. Ms Azor has been doing yeomen's work in trying to collect delinquent dues. One property owner who was several years behind in dues negotiated surrendering their lot to the POA and paying over \$5,000.00 in past dues.

c. It should be noted that the board takes the responsibilities of homeowners maintaining their property very seriously. Mr. Moore has still not kept his obligation of maintaining his property. So, the board will start legal proceedings to foreclose on his property.

Maintenance:

a. Mr. Ackerly stated that we are waiting on Crisp Paving to commence repair Ash Branch Dr.



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- b. An agreement has been reached with the builder on A-6 on ingress and egress to the construction site.
- c. As previously discussed, the cart path repair on the golf course is pending.
- d. The townhouse with the exposed propane tank will be taken care of soon.
- e. There are now security cameras at the back gate.

SOCIAL COMMITTEE:

- a. Reminder; the bar is open on most Friday afternoons for cocktail hour from 4:00PM until 8:00PM. It is a popular event. Make sure members check their emails for periodic closures due to special events.
- b. the November fall Farwell for POA owners and golf members is November 5 and is sold out. This will be a catered affair with a cash bar.

ARC Review:

- a. Ground is soon to be broken on a new home on Lot A-6.
- b. Mr. Meldram presented a proposal to the board. He requested funds for signs to be placed on homeowners lots (with their permission) that are in the process of building. This would show potential buyers that “things are happening” in the Mountain Harbour community. The board had no objections and the samples Mr. Meldram brought were approved. Funding will come from an already existing budget allowance for marketing.

NEW BUSINESS:

- a. There are a few young (less than 16 y/o) people operating golf carts on Mountain Harbour property. One operator had a toddler standing in the front seat while she was traveling at a high rate of speed on Mountain Harbour Drive. This is a danger to the community and to the children operating these golf carts. Residents are reminded that operating golf carts on Mountain Harbour property needs to be done safely by licensed drivers on our roads. Additionally, the golf course is not a sightseeing path and responsible ownership resides with the residents



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- b. An inquiry will be made to Warren Pierson to provide a quote to upgrade and replace the front gate control.

Adjourn: Meeting adjourned at 3:18PM. The next POA Board meeting is scheduled for Tuesday, November 16, 2021.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President



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

i Call to order at 2:02 PM November 16, 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
Excused:
Chuck Bridger
Guest:
None in attendance

1. Pledge of Allegiance led by Ed Hooker.
2. Motion to approve October 2021 minutes made by John Walvoord, 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 October financial reports were reviewed by all members. A motion to approve the financial reports was made by Ed Hooker, 2nd by Perry Mustian. Approved 6-0
 - c. **Financials:** Closed 5 days. There were 2 cart path only days. There were 391 member rounds, an increase of 10 from October 2020. There were 1742 greens fees paid, a decrease of 236 from October 2020. A total of 2133 rounds played, a decrease of 226 from last year. Green and cart fees resulted in \$43,638.49, memberships resulted in \$2,508.32. There were no tournaments this month. Total cash collected was \$46,146.81. Golf Now prepaid rounds totaled 270. Generated commission from Golf Now was \$1,400.31. The Grill is still closed. The beverage cart had 441 sales resulting in \$1,226.37. Sandwich sales from the beverage cart and clubhouse totaled \$807.09.
 - d. Mr. Azor reported that October was basically a break even month at a \$106.00 loss.



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e. Mr. Azor gave an update on the golf club and it's status. Revenue generated so far in 2021 is right at \$660,000.00. In 2020 the income for the same period was \$516,000.00. That is \$144,000.00 to the plus. The president once again reminded the board that although the numbers are excellent now, we are going to be coming into the very lean financial months of winter. Last year December only generated \$15,000.00, January \$12,000.00 and February was a meager \$8,000.00. The president and Golf Advisory Committee will meet in December to explore ways to reduce expenses during the lean months. Mr. Azor emphasized that the goal of the golf course is to at least break even and relieve the extra expense burden from the POA.

f. Eric presented to the Golf Advisory Committee the winter projects for capital improvements to the course. These projects include re-boarding the bridges, improving the drainage of various sand traps that are frequently in play, creating a sod farm, improving natural light to some of the greens by pruning trees and shrubs. Also included are various creek and drainage projects, some that are already in progress.

f. Crisp Paving still has a contract for golf cart path repairs. We are still waiting on a start date.

g. The Golf Advisory Committee met in early November and made rate and schedule recommendations to the board. These proposals will be presented to the board in December and voted on. A significant change is a proposal to close the course for maintenance on Monday and Tuesday during the winter months. There are usually less than ten golfers on these days, and it is not cost effective to open the course these days.

h. Mr. Ackerly wanted to ensure that a special mention was made of the incredible work that Eric and Betty have been doing on behalf of the Mountain Harbour Golf Club. Mr. Azor concurred that their work has been invaluable.

i. The golf course budget will be presented to the board at the December meeting.

j. Some of the pressure washing of the rock faces around Mountain Harbour including the main building has been accomplished. There is no estimated completion date for the remainder of the project.

Financials:

a. The financial statements for October were presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Perry Mustian. Carried 6-0.

b. Ms. Azor has collected an additional \$17,000.00 in delinquent dues. We have collected \$60,000.00 more this year than last.



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c. Mr. Azor advised the board about the highest recurring expenses for the community. Our biggest payouts are for common area maintenance, road repair and improvement, and property taxes. The 2022 budget was presented with the recommendation that POA dues be DECREASED by \$100.00 per owner making POA dues \$1,500.00. A motion to approve the 2022 budget was made by Perry Mustian, 2nd by Jim Ackerly and carried 6-0.

Maintenance:

- a. Mr. Ackerly stated that we are still waiting on Crisp Paving to commence repair Ash Branch Circle around the slide area.
- b. There was discussion about the Pinnacle and the accessibility to those properties by owners. Mr. Ackerly is going to Contact Mr. Alford (who did the repairs to the slide areas) to get an idea of the cost to access these properties by improving ingress. He warned this will be a significant expense.
- c. The long range plan is to have fiber optic cable throughout the Mountain Harbour Community. We are lobbying EMC hard on this.

SOCIAL COMMITTEE:

- a. Reminder: the bar is open on most Friday afternoons for cocktail hour from 4:00PM until 8:00PM. It is a popular event. Make sure members check their emails for periodic closures due to special events like weddings.
- b. the November fall Farwell for POA owners and golf members was a resounding success.

ARC Review:

- a. Grading work has commenced on A-6.
- b. The new signs for future home builds have been placed. They look very good and show that properties are being developed.

SECURITY:

- a. A The rear entrance gate keypad was knocked off its post by the rear end of a Lawns Unlimited trailer. The event was captured by the newly installed security cameras. Video evidence was provided to the offender.
- b. The keypad to the back gate is now lighted.



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- c. The front gate security system is outdated. Replacement parts are not available and failure of the unit could result in an extended shutdown of the front gate until a replacement unit could be procured and installed. Planned replacement would allow for smooth transition to a new system. It is the original entry system. Mr. Walvoord recommends setting aside approximately \$15,000.00 for a new updated system. The new system will allow people to have a barcode sticker on their windshield or they can program their garage door openers to gain access.

NEW BUSINESS:

- a. None.

Adjourn: Meeting adjourned at 3:16PM. The next POA Board meeting is scheduled for **Tuesday, December 14, 2021 at 2:00PM**. NOTE: Due to the Christmas Holiday this is one week earlier. This is a one time change.

Submitted:

Edward F. Hooker
Secretary

Approved:

Jorge Azor
President



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i Call to order at 1:58 PM December 14, 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
Chuck Bridger
Guest:
None in attendance

1. Pledge of Allegiance led by Chuck Bridger.
2. Motion to approve November 2021 minutes made by John Walvoord, 2nd by Allen Horne. Approved 7-0 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 November financial reports were reviewed by all members. A motion to approve the financial reports was made by Perry Mustian, 2nd by Allen Horne. Approved 7-0
 - c. **Financials:** Closed 2 days. There were 4 cart path only days. There were 333 member rounds, a decrease of 47 from November 2020. There were 920 greens fees paid, a decrease of 423 from November 2020. A total of 1253 rounds played, a decrease of 470 from last year. Green and cart fees resulted in \$14,925.76, memberships resulted in \$616.66. There were no tournaments this month. Total cash collected was \$15,542.42. Golf Now prepaid rounds totaled 171. Generated commission from Golf Now was \$894.37. The Grill is still closed. The beverage cart had 4 sales resulting in \$6.54. Sandwich sales from the beverage cart and clubhouse totaled \$215.80.
 - d. Mr. Azor gave an update on the golf club and it's status. As projected, the month of November was not a good month. The golf club lost nearly \$50,000.00. Factors that affected the high number included bad weather, and last year there was a late golf



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tournament in November that had been pushed back due to COVID. Our loss for the year is right at \$49,000.00. Even though this loss is significant, it is substantially lower than any previous year.

e. Due to significant revenue losses during our winter months, it has been determined that one way to reduce loss is to close the course to play on Monday and Tuesday. We spend over \$1,000.00 a day in employee pay and utilities. On most Mondays or Tuesdays, we have less than 19 rounds per day.

f. Mr. Azor emphasized that this year we need a strong membership drive to improve our financial footing.

g. Golf course improvement projects are currently underway. We are waiting on an estimate for lumber for the bridge projects. A large dead willow, that was a fall hazard, has been cut down.

h. Crisp Paving has started repairing some of the cart path.

i. The golf budget for FY 2022 was presented. Input from the Golf Advisory Committee was invaluable in setting prices for the coming year. The major changes are as follows: the cart bundle increases \$100.00, single membership increases \$50.00, family membership increases \$100.00. Trail fees for those that own their own carts remains at \$1,200.00. Last year's budget was \$806,000.00 and \$683,000.00 has been taken in so far. The projected revenue for 2022 is \$785,000.00. It is projected that we will operate at a \$19,000.00 loss for the year, a significant improvement over years past. A motion to approve the 2022 golf budget was made by Allen Horne, 2nd by John Walvoord. Approved 7-0.

k. Much of the pressure washing of the buildings and retaining walls is complete. It looks amazing.

l. Mr. Horne will design a poster for our golf course to be presented to the chamber. We need to get our name out to a wider audience.

Financials:

a. The financial statements for October were presented by the president. A motion to approve the financial statements was made by Ed Hooker, 2nd by Allen Horne. Carried 7-0.



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Maintenance:

- a. Mr. Ackerly stated that Crisp Paving has completed repair to Ash Branch Circle around the slide area.
- b. It is estimated that there are ten property owners on the top of the Pinnacle side of the development that do not have ingress to their property by vehicle. The Board will continue to look at ways to improve road access.

SOCIAL COMMITTEE:

- a. There is a New Year's Eve gathering in the bar from 8:00PM to 1:00AM. It will be a covered dish affair with a cash bar. It is limited to the first 50 signups.

ARC Review:

- a. Correcting the property lines of the townhomes is proving to be quite the undertaking. There is an ordinance in Clay County that requires a minimum amount of land for a structure to be placed. Since these homes are already there, some of the property lines go right through the middle of the homes. Adams Surveying in Murphy states the cost of resurveying is near \$6,000.00. This would be beneficial to homeowners to own the lots their townhomes are sitting on (which is currently not the case).

SECURITY:

- a. Mr. Walvoord requested funding for several cameras and chips to be approved. The cost is approximately \$600.00. These cameras will be strategically placed for better view and security for the complex.

NEW BUSINESS:

- a. Once again, parking along Licklog is becoming untenable. It is hard for UPS and FEDEX delivery trucks to get by on that narrow mountain road. Please advise any repair/home improvement contractors to park their work trucks in an area that will not impede traffic.

Adjourn: Meeting adjourned at 3:23PM. The next POA Board meeting is scheduled for **Tuesday, January 18, 2022 at 2:00PM.**