



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

**MEETING HELD VIA ZOOM**

i Call to order at 2:00PM, January 17, 2023

ii. Board members present:

Jorge Azor, President

Perry Mustian, Vice President

Jim Ackerly

Ed Hooker, Secretary

Chuck Bridger

John Walvoord

Allen Horne

Beth Hooker, Administrative Assistant (Architectural Review Committee)

Betty Applegarth, Treasurer (non-voting member)

Andrew Reynolds (Golf General Manager)

Guests:

None.

1. Pledge of Allegiance led by Ed Hooker.
2. Motion to approve December 2022 minutes made and 2<sup>nd</sup>. Approved 7-0. Minutes will be posted on the web site.
3. Mountain Harbour Golf LLC Report
  - a. GM report provided by Jorge Azor and Andrew Reynolds.
  - b. The November and December financial reports were presented and approved 7-0.
  - c. **Financials:** There were 96 member rounds, decrease of 124 from December 2021. There were 322 greens fees paid, a decrease of 184 from December 2021. A total of 418 rounds played, a decrease of 308 from the same time last year. Green and cart fees resulted in \$4,662.46, memberships resulted in \$3,600.00. There were no tournaments fees collected this month. Total cash collected was \$8,262.46. This total is an increase in revenue of \$647.05 from last year. Golf Now had 39 prepaid rounds and the commission from Golf Now is currently outstanding. Golf Moose rounds resulted in \$1,260.00.00. The beverage cart is not running this time of year. There were 231 snack bar sales totaling \$1,406.21. The pool is closed for the season. The golf course was closed for 11 days and closed early 5 days due to weather. Mr. Azor reiterated that even though our member rounds decreased, our greens fees paid increased, thus generating more income. With the increase in the 2023 rates, he is confident that the



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trend will continue. Mr. Azor reminded the board that the course was basically closed for half the month. He is hoping that the weather will cooperate more in the coming two months.

Below is a summary of sales and income for the grill for the month of October:

(1) Breakfast:	0 meals	Income: \$9.51 (bacon add ons)
(2) Lunch:	478 meals	Income: \$4,455.48.
(3) Dinner:	143 meals	Income: \$1,761.44
(4) Drinks:	272 beverages	Income: \$700.91
(5) Special Event		Income: \$1,275.00
(5) Total Sales:	889	Total Income: \$6,927.34

Mr. Azor reported on the progress of the grill. Members are reminded that social media is our friend. He emphasized sharing the Mountain Harbour Grill Facebook page on our personal pages as well as Instagram. The grill will be closed from January 19, 2023, to January 31, 2023. During this time, the carpet will be deep cleaned, and painting will occur. Mr. Reynolds was tasked with getting local advertising in the regional newspapers. The half page ad will run in the Clay County Progress for three weeks.

c. We had a major flood over Christmas when one of the fire suppression sprinkler heads froze and ruptured. There was extensive damage to the Falcon Room. Thanks to the quick actions of Mr. Walvoord, the damage was limited from what it could have been. The insurance claim is already being processed and repairs will begin shortly.

d. Mr. Azor went over our vision and goals for calendar year 2023.

- (1). Finalized a dress code and publish it for all to see.
- (2). Attract and prepare for new members. New members who join now will have free golf until April 1 as part of their new membership.

#### **Financials:**

- a. The financial statements of the POA for December are not yet finalized. The financial statements will be tabled until completed by our accountants. The November financial statements were presented and approved 7-0.

#### **Covenants Review:**



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- a. Perry Mustian reviewed feedback on the proposed covenants which was provided by several former board members and past presidents. The board specifically discussed Section 4-11: Subdivision of Property. While the covenants provide for contiguous properties to be combined into one property, section 4-11 does not address re-subdividing after a lot combination. Following discussion, on a motion and second, the board decided to add the following clarification to section 4-11: In the event that an owner decides to re-subdivide. After a lot combination, the Owner shall be required to reimburse the Association for each year of the Assessments for which the properties were combined, with a maximum of six years, before the re-subdivision can occur.

#### **Maintenance:**

1. As you all know, we had a major leak from the fire suppression system over Christmas. The system has been repaired and approved by the fire marshal. Bids are being accepted for repairs. Work should ensue soon.

#### **SOCIAL COMMITTEE:**

1. Mr. Horne presented the following. There will be a Superbowl Party on Superbowl Sunday in the member's lounge. Chef Luis will prepare a delicious taco bar. A cash bar will be available. Sign up in the pro shop.
2. We are planning on having Irish beer and whiskey for St. Patrick's Day party in the member's lounge on St. Patrick's Day. Wear your green.

#### **ARC Review:**

- a. Beth Hooker gave the following report as provided by Mr. Meldram:
  1. Mr. Norris has decided not to build and will sell his lot.
  2. Sadly, Mrs. Powell has passed away and her home is for sale.
  3. Rick Marnieris has purchased the lot between his home and the Walvoords.
  4. There are stakes on the lot above the 7<sup>th</sup> green, but no word from the owners what their plans are.
  5. Mr. McCloud has installed a construction driveway to his lot on the Pinnacle side. He will be removing any trees less than 8 inches in diameter to improve the sellability of the lot.
  6. The Strickland's home is walled in and awaiting the finishing of the trusses.
  7. The Perry home is almost dried in.



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8. Lot 51C has been improved to see where best to put a home.

**SECURITY:**

- a. The new entry security system should be installed soon. Mr. Walvoord is working on a good Wi-Fi solution for the front gate for the entry system to be implemented.
- b. The security cameras have all been updated with larger storage capacity.
- c. Mr Walvoord is also checking and learning about obtaining optimal WIFI solutions in the Clubhouse.

**NEW BUSINESS:**

- a. The painting of the clubhouse is complete and looks fabulous.

**Adjourn:** Meeting adjourned at 3:40PM. The next POA Board meeting is scheduled for Tuesday, February 21, 2023, at 2:00PM. The meeting will be held via zoom.

Submitted:

Approved:

E. F. Hooker

J. Azor

Secretary

President