



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

i Call to order at 2:00PM, October 24,2023

Board members present:

Jorge Azor, President  
Perry Mustian, Vice President  
Jim Ackerly  
Ed Hooker, Secretary  
Betty Applegarth, Treasurer  
Beth Hooker, ARC  
Excused:  
Chuck Bridger  
John Walvoord  
Allen Horne  
Guests:  
None

1. Pledge of Allegiance led by Betty Applegarth.
2. Motion to approve September 2023 minutes made and 2<sup>nd</sup>. Approved 4-0. Minutes will be posted on the web site.
3. Mountain Harbour Golf LLC Report
  - a. GM report provided by Jorge Azor.
  - b. Motion to approve the August and September financials was made and 2<sup>nd</sup>. Approved 4-0.
  - c. Mr. Azor commented that September was a surprisingly good month for revenue. Further breakdown of the financial status of the golf course was discussed and is illustrated below.
  - d. **Financials:** There were 703 member rounds, an increase of 212 from September 2022. There were 1570 greens fees paid, an increase of 163 from September 2022. A total of 2273 rounds played, an increase of 375 from the same time last year. Green and cart fees resulted in \$57,320.10, memberships resulted in \$11,503.46. Tournaments fees collected this month totaled \$1,400.00. Total cash collected was \$70,223.56. This total is an increase in revenue of \$20,800.38 from last year. The commission from Golf Now was \$2,085.47. Golf Moose deposit refund resulted in



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\$585.00. Food and beverage had 3,655 sales resulting in \$11,895.59. The golf course was closed for 2 days for aerification. The course was cart path only for 0 days. The Pro shop did not supply a sales number. The card room generated \$104.00. There was one event that generated \$180.00.

Below is a summary of sales and income for the grill for the month of September.

Total Sales: 1,067 Total Income: \$11,006.08

e. Mr. Azor gave a report on the four-year trend of the golf course earnings and losses. In CY 2019 the golf course lost \$258,678.00, in CY 2020 the loss was \$166,520.00. This also considers a \$62,000.00 PPP Loan that was forgiven so our actual loss was \$104,020.00. In 2021 our losses totaled \$96,798.00 for the CY. In 2022 CY we lost a total of \$220,877.00. Although this number looks ominous, \$125,000.00 was from the EIDL (Economic Impact Disaster Loan). This loan was used for severely needed repairs and upgrades to the clubhouse, pump houses, and other needed repairs that had been put on hold for decades. The EIDL will be paid back over thirty years with the interest from a money generating CD. As of September 30, 2023, the course has generated \$905,351.00. As of this date, the course has lost \$8,013. Of the revenue generated this year, \$136,000.00 is from the grill. We have also had major purchases for sod and bridge repairs.

f. In 2019 we had 62 golf memberships in all categories. In 2023 that number is 168.

#### **POA Report & Financials:**

- a. The August and September financial statements were presented and approved by unanimous vote. They will be posted on the POA website.
- b. We still need to pay property tax on all Mountain Harbour owned lots.
- c. First Service Residential has provided a draft collections policy that will be published on our portal. The board anticipates that there will be some "growing pains" associated with our new relationship with FSR.



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**Maintenance:**

1. Mr. Ackerly reported that it would be beneficial to place a reflective sign near the entrance to the development in the front due to there not being a turning lane into the property.

**SOCIAL COMMITTEE:**

1. Octoberfest was relatively successful.
2. There is a Yellowstone themed steak night scheduled for November. Seating is limited and as of now all seats have sold out. There are 12 on the waiting list. If these events are this successful, we may look at having one major dining event per month depending on the chef's availability and cost.

**ARC Review:**

1. The Perry and Strickland homes landscaping are a work in progress.
2. The Sylvester home is dried in, and the outside is painted. The white color really pops in the fall colors and enhances the stonework of the clubhouse from the golf course.
3. The Andrews family has met with the ARC and their plans are tentatively approved.
4. The Stubbs family has foundation walls poured.
5. The ARC has met with Mr. Sanford of 51C and his builder. They are hoping to break ground by March of 2024.
6. Mr. Meldram has resigned from the ARC. His years of faithful service are much appreciated. Mr. Perry, who has built two homes in Mountain Harbour will replace Mr. Meldram.

**SECURITY:**

1. The post protecting the front gate has been knocked down twice in the last month. Please remind landscapers and construction workers to use the Peckerwood gate near the clubhouse.

**NEW BUSINESS:**



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1. None.

**Adjourn:** Meeting adjourned at 3:15PM. The next POA Board meeting is tentatively scheduled for November 21, 2023, at 2:00PM. The meeting will be held in the Falcon Room. As a reminder, owners can attend these meetings. Please email [efhooker@me.com](mailto:efhooker@me.com) with any items you would like added to the agenda.

Submitted:

E. F. Hooker

Secretary

Approved:

J. Azor

President