



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

i Call to order at 2:00PM, November 21,2023

Board members present:

Jorge Azor, President

Jim Ackerly

Ed Hooker, Secretary

Allen Horne

Chuck Bridger

Betty Applegarth, Treasurer (non-voting member)

Excused:

Perry Mustian

John Walvoord

Architectural Review:

Beth Hooker

Guests:

None

1. Pledge of Allegiance led by Chuck Bridger.
2. Motion to approve October 2023 minutes made and 2<sup>nd</sup>. Approved 5-0. Minutes will be posted on the web site.
3. Mountain Harbour Golf LLC Report
  - a. GM report provided by Jorge Azor.
  - b. The financials were received too late to be properly reviewed and approved by the board. They will be tabled until the December meeting. Mr. Azor reported that revenue earned surpassed \$1,000,000.00. We currently have \$112,000.00 in the bank. The opening and success of the grill is reflected in this number. As a comparison, in 2019 the course earned \$596,000.00 for the year. We are still operating at a loss. Today we are \$6,843.52 from the break even point.
  - c. The POA board wants to point out that Mr. Azor is spending an average of 60 hours a week acting as the GM for the golf course. His leadership during this time is a direct result in our success.
  - d. A reminder that the annual employee appreciation luncheon will be on December 19,2023 in the dining room at 11:00AM. This is just before the December board



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meeting. If members and owners haven't done so, it is requested that donations be made in any amount to the employees Christmas bonus fund.

- e. **Financials:** There were 617 member rounds, an increase of 140 from October 2022. There were 2,347 greens fees paid, an increase of 371 from October 2022. A total of 2,964 rounds played, an increase of 511 from the same time last year. Green and cart fees resulted in \$58,339.20, memberships resulted in \$5,047.50. Tournaments fees collected this month totaled \$6,465.60. Prepaid 10/\$380.00 cards sold was not reported. Total cash collected was \$69,752.30. This total is an increase in revenue of \$12,759.14 from last year. Golf The commission from Golf Now was not reported. The food and beverage department had 2741 sales resulting in \$8,521.74. The golf course was closed for 0 days for due to weather. The course was cart path only for 0 days. The Pro shop did not supply a sales number. The card room generated \$110.00. There were two events that generated \$1,600.00.

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

Total Sales:                    1006    Total Income: \$10,118.45

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

- a. The November financial statements were received late and will be approved at the December meeting.
- b. The Property Owners Association budget was presented by Mr. Azor. The budget was approved unanimously.
- c. Onboarding with our new property management group is ongoing. There is much to accomplish in the coming weeks. Once completed and in effect, we should see a marked improvement in POA due collections and compliance with our covenances.

#### **Maintenance:**

1. Mr. Ackerly reported that Mr. Mixon of Lawns Unlimited will add reflectors (much like those on the back of wagons) to the entrance to the front to make it easier to see the entrance at night.
2. Randy Nichols will be addressing the drainage issues in the front of the Reaux home.



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#### **SOCIAL COMMITTEE:**

1. The Yellowstone steak dinner night was a huge success. Diana Azor and Bethany decorated the dining room in a Western motif and all attendees had a great time. We were not able to accommodate all those who requested to attend and ended up with over two dozen people in the waiting list.
2. The Hayesville Christmas parade in December 9<sup>th</sup>. Mountain Harbour will have a float entered that is all volunteered manning.
3. December 15, 2023 will have a Cuban dinner buffet in the main dining hall. It is limited to the first 54 people to sign up. Like the Yellowstone steak dinner, this is expected to be a sell-out so make sure you sign up before December 8,2023.

#### **ARC Review:**

1. The Sanford family is approved to start building on Lot 51-C. He stated that the start date will probably be in March 2024.
2. The Stubbs family has their slab and foundation walls poured.
3. The Sylvester's have graded their lot and are using the same landscape company as the Perry home.
4. The Stricklands have moved into their home. Landscaping is underway and we are waiting for their driveway to be finished.
5. The Andrews family is good to go. The ARC is only waiting on two sets of blueprints before they break ground.

#### **SECURITY:**

1. Nothing to report.

#### **NEW BUSINESS:**

1. The grill will be closed from January 11<sup>th</sup> through the 23<sup>rd</sup> so our wonderful staff can go on vacation for one week, and deep clean and prepare for the 2024 season.



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**Adjourn:** Meeting adjourned at 3:02PM. The next POA Board meeting is scheduled for December 19, 2023, at 2:00PM. The meeting will be held in the Falcon Room. As a reminder, property 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