



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

i Call to order at 2:00PM, December 19,2023

Board members present:

Jorge Azor, President  
Perry Mustian, Vice President  
Jim Ackerly  
Ed Hooker, Secretary  
Allen Horne  
Chuck Bridger  
John Walvoord  
Betty Applegarth, Treasurer (non-voting member)  
Excused:  
None  
Architectural Review:  
Beth Hooker  
Guests:  
Glenn Person, First Service Residential (via facetime)

1. Pledge of Allegiance led by Allen Horne.
2. Motion to approve November 2023 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.
  - b. For the first time ever, the golf course surpassed \$1,000,000.00 in income. As of this meeting, the golf course is on track to lose \$6,000.00. When you consider depreciation, we are in positive numbers. Every month this year was an improvement over last year's income. Another factor in our modest success this year is the continued volunteerism of our community.
  - c. The grill financials have been promising and profitable during the season. The upcoming winter months of December through mid -March; however, will be challenging.



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- d. The special event (dinner) nights are wildly successful. We have many members end up on waiting lists for these dinners due to the limited seating. We need to keep these events limited to 50-60 people due to staff.
- e. Mr. Azor is working on a proposed 2024 budget for the golf course. He will be distributing the proposal to board members for review and discussion at the next board meeting.
- f. On December 12, 2023 we had a lightning strike near the clubhouse. This resulted in damage to the electronics in the elevator, fire suppression system, internet, and cable. As of today, most of the damage has been repaired. We are waiting on some circuit boards for the fire suppression system.
- g. November – December rounds and Club activity is way down, so we are very concerned with the financial results for the last 2 months of the year. This is a constant challenge for a club opened year round in a northern climate.
- h. **Financials:** There were 449 member rounds, an increase of 426 from November 2022. There were 1,129 greens fees paid, an increase of 205 from November 2022. A total of 1,578 rounds played, an increase of 381 from the same time last year. Green and cart fees resulted in \$26,059.77, memberships resulted in \$1,350.00. Tournaments fees collected this month totaled \$0.00. Prepaid 10/\$380.00 cards sold was not reported. Total cash collected was \$26,059.77. This total is an increase in revenue of \$5,468.38 from last year. The commission from Golf Now was 1,078.70. The food and beverage department had 1,561 sales resulting in \$5,566.74. The golf course was closed for 2 days and had a late opening one day due to weather. The course was cart path only for 2 days. The Pro shop did not supply a sales number. The card room generated \$88.00. There were 4 events that generated \$800.00.
- i. A reminder that the grill will be closed from January 11<sup>th</sup> through the 23<sup>rd</sup> for vacation and deep cleaning.

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

Total Sales:                    802            Total Income: \$8,926.60

**POA Report & Financials:**



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- a. The November financial statements were presented and approved 7-0. WE have \$691,000.00 in the bank in various accounts. This year we collected \$432,00.00. After expenses we are hopeful to place at least \$150,000.00 in reserves.
- b. The Property Owners Association budget was presented by Mr. Azor. The budget was approved unanimously.
- c. Onboarding with First Service Residential (FSR) is ongoing. There is much to accomplish in the coming weeks. Mr. Azor had a nice on-site visit with FSR representatives in early December, and as he previously reported to the board via email, they were impressed with our community and financial focus of the board. We believe we have successfully worked through some initial billing data challenges and have completed all FSR's information and data requests. The board may want to consider publishing FSR Collection Policy to help educate our members on the upcoming change in billing and payment of annual POA dues.
- d. **Moore Property update:** Jeff Stahl's paralegal informed us that our previous claim of lien on the Moore property was not filed consistent with the NC General Statutes that pertain to liens. Therefore, we had to start over with the claim of lien before we can move to foreclose on the property. We provided an updated statement of outstanding dues for the new demand letter and are awaiting an update from Stahl's firm in this issue.
- e. As discussed in previous board meetings, suspension of member privileges due to non-payment of POA dues needs the following actions accomplished:
  - a. Prepare a list of members who are more than one year in arrears for payment of POA dues.
  - b. Set a hearing date for any member(s) who wishes to contest the board's decision to suspend their privileges.
  - c. Send the letter prepared for Jorge's signature, which was approved by our attorney, that informs each member of the board's decision to suspend their privileges.
  - d. Hold a hearing before the full board.
- f.

#### **Maintenance:**

1. Mr. Ackerly reported that Mr. Mixon of Lawns Unlimited has added the reflectors to the front entrance making access to the development safer.
2. The access road to 58C has been mowed.



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3. Signs for Grandview and Cherokee Drive have been ordered and will be installed when they arrive.

#### **SOCIAL COMMITTEE:**

1. The Cuban pig roast and feast was a huge success.
2. The Hayesville Christmas parade float was very well received by the community and all volunteers had a wonderful time. The float Mountain Harbour Golf Club float won the Mayor's Choice Award.
3. There are no events planned for January.
4. There will be a Valentines dinner in February, and a Super Bowl party 2/11. These events are very popular, and seating is limited so sign up early.

#### **ARC Review:**

1. Grading of the Andrews property is to start in the next couple of days.
2. Lot 95A on the corner of Mountain Harbour Drive and Foxfire Drive belongs to the Longs. They have hired Brown Haven to build. The site needs a variance for setback on the garage side. The lot is angular and will not affect any drainage or encroach on any other property.
3. Brown Haven has also been hired to build on Lot120A, next door to the Striders. The builder requested a variance on the square footage which was not approved by the ARC. It was recommended by the ARC that the builder expand the breakfast nook or pick another plan.
4. The Stubbs house is being framed.

#### **SECURITY:**

1. The front gate needed some adjustment.
2. Someone once again hit the safety height bar at the front entrance. **DO NOT** give maintenance or construction workers access to the front gate. All commercial vehicles must use the back gate by the golf course entrance.
3. A lightning strike near the back gate damaged the electronics to the gate mechanism. We are waiting on a new sensor.



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**NEW BUSINESS:**

1. A current resident who had approval to remove some dangerous trees on their property went overboard and clear cut many healthy trees. This matter is being tabled until Mr. Azor can meet with the property owner and figure out an amiable plan to come back into compliance with current covenants.
2. A response to a counter proposal by the Integrity Group to purchase existing lots for much less money that originally agreed upon will receive no response at this time.

**Adjourn:** Meeting adjourned at 3:16PM. The next POA Board meeting is scheduled for January 23, 2024, 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