



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

i Call to order at 3:00PM, April 18, 2023

Board members present:

Jorge Azor, President
Perry Mustian, Vice President
Jim Ackerly
Ed Hooker, Secretary
John Walvoord
Allen Horne
Chuck Bridger
Betty Applegarth, Treasurer (non-voting member)
Andrew Reynolds (Golf General Manager)
Excused:
John Walvoord
Allen Horne
Architectural Review:
Beth Hooker
Guests:
Bill Hickok

1. Pledge of Allegiance led by Chuck Bridger.
2. Motion to approve March 2023 minutes made and 2nd. Approved 5-0. Minutes will be posted on the web site.
3. Mountain Harbour Golf LLC Report
 - a. GM report provided by Andrew Reynolds.
 - b. The March financials were presented and approved by the board.
 - c. **Financials:** There were 234 member rounds, increase of 94 from March 2022. There were 827 greens fees paid, an increase of 183 from March 2022. A total of 1,061 rounds played, an increase of 277 from the same time last year. Green and cart fees resulted in \$17,994.86, memberships resulted in \$30,187.50. Tournaments fees collected this month totaled \$0.00 Total cash collected was \$48,182.36. This total is a decrease in revenue of \$46,154.53 from last year. This discrepancy in income is from the number of golfers who have not renewed their memberships as of yet. Golf



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

The commission from Golf Now was \$1,017.72. Golf Moose rounds resulted in \$1,036.00. The beverage cart did not run this month. It will commence operations in April. There were 294 snack bar sales totaling \$1,750.93. The pool is closed for the season. The golf course was closed for 2 days for aerification and closed early 2 days due to weather. The Pro shop had 744 sales resulting in \$1,936.81 earning for the club. The card room generated \$102.00

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

Lunch:	891 meals	Income: \$8,109.85
Dinner:	130 meals	Income: \$1,982.37
Drinks:	475 beverages	Income: \$2,236.33
Special Event		Income: \$0.00
Total Sales:	1496	Total Income: \$11,328.55

- d. The Golf member handbook is complete and copies have been handed out to all board members. The handbooks will be given to members as they renew their memberships.
- e. The sandtraps for holes 3 and 4 are in play and we have received many compliments on how nice they look and play.
- f. Ms. Applegarth was asked to send out invoices to the 75 members who have not renewed their annual dues.

POA Report & Financials:

- a. The March financial statements were presented and reviewed. Motion to approve passed.
- b. We currently have \$751,902 in three accounts. We have collected \$354,000.00 this year. This month alone, we received \$18,000.00.
- c. Mr. Azor made a motion to move \$250,000.00 into a CD that will collect at least 4.5 percent. The motion was 2nd and passed 5-0. The interest made on this CD will pay the interest on the EIDL loan that we will start paying for in 2024. In effect, we will earn 1 percent more than the interest rate on the EIDL loan.

Covenants Review:



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

1. Mr. Mustian gave an update on the progress of the covenants. The proposed new covenants ballots will be mailed the Friday after the annual meeting. No other changes will be made henceforth.

Maintenance:

1. Crisp Paving is preparing an estimate to repave North Meadow Ridge.
2. Mr. Azor requested a quote from Crisp paving on what the cost would be for a 1-mile section, 18 feet wide, and 1 ½ inches deep. This amount was determined to be approximately \$150,000.

SOCIAL COMMITTEE:

1. The Annual Meeting is set for 4/22/23 at 4:00pm in the Falcon Room, with a catered buffet afterwards.

ARC Review:

1. The Sylvester house plan has been approved.
2. The Upshaw home is under contract.

SECURITY:

1. The new entry security system is behind schedule due the contractor's full schedule. He assures us he has not forgotten us and has us in the que.
2. We are reseaching if a card reader access is feasible for the work-out area. Mr. Walvoord will be asked to investigate this.
3. Mr. Hooker has been tasked with finding out the cost of installing a cattle gate or key entry gate to the Pinnacle side of the property. There has been a lot of trespassing at the top of the Pinnacle and people are making campfires and leaving trash on the top.

NEW BUSINESS:

1. We need training on how to do mass mailings.



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

Adjourn: Meeting adjourned at 4:10PM. The next POA Board meeting is scheduled for Tuesday, May 9, 2023, at 2:00PM. This meeting will be one week earlier due to a prior commitment of the President. The meeting will be held in the Falcon Room.

Submitted:

E. F. Hooker

Secretary

Approved:

J. Azor

President