



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

i Call to order at 2:00PM, June 20, 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)
Excused:
None
Architectural Review:
Beth Hooker
Guests:
None

1. Pledge of Allegiance led by Chuck Bridger.
2. Motion to approve May 2023 minutes made and 2nd. 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. The April financials were reviewed and approved. The May financials were presented to the board late and will be reviewed next month.
 - c. **Financials:** There were 647 member rounds, an increase of 127 from May 2022. There were 2,166 greens fees paid, an increase of 386 from May 2022. A total of 2,813 rounds played, an increase of 513 from the same time last year. Green and cart fees resulted in \$54,904.41, memberships resulted in \$18,658.33. Tournaments fees collected this month totaled \$8,250.00. Prepaid 10/\$380.00 cards sold was \$6,840.00. Total cash collected was \$121,867.22. This total is an increase in revenue of \$44,473.66 from last year. Golf The commission from Golf Now was \$1,684.38. Golf Moose rounds resulted in \$3,195.00. The beverage cart had 912 sales resulting



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in \$2,770.67. There were 431 snack bar sales totaling \$2,250.69. The golf course was closed for 0 days for due to weather. The course was cart path only for 2 days. The Pro shop had 1515 sales resulting in \$3,398.40 of revenue. The card room generated \$144.00. There was one event that generated \$7,550.00.

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

Lunch:	1,142 meals	Income: \$10,077.21
Dinner:	131 meals	Income: \$2,531.60
Drinks:	537 beverages	Income: \$1,308.37
Special Event		Income: \$0.00
Total Sales:	1,810	Total Income: \$10,852.38

d. It was pointed out to the board that our email system is not up to date. Many members relate not getting statements or not getting notified of events. The addresses have been updated and mandatory sports membership notifications have gone out to those who did not receive an invoice.

POA Report & Financials:

- a. The April financial statements were presented and approved by unanimous vote. They will be posted on the POA website. The May financials were received late from the CPA's and will be reviewed next month.
- b. The covenants change proposal failed to get a quorum. The new proposed covenants will be tabled and after some modifications will be proposed at a future date.
- c. Mr. Mustian reviewed the notice of Called Meeting to elect the board of directors and reviewed the proxy/election ballots that will be included with the meeting notice. The date of the called meeting is August 5, 2023, at 2:00PM. In order to meet the requirement for a quorum, we need 191 completed ballots for the threshold of fifty percent presence of Members or proxies. In the event a quorum is not forthcoming, a second meeting of the Association will be called, following proper notice, with no quorum requirement needed to elect the board. Mr. Mustian also reviewed several summary documents he prepared for the board that outline various sections of the Mountain Harbour by-laws and covenants pertaining to



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voting rights, board of directors, quorum for meetings and the number of votes to achieve quorum.

- d. Mr. Mustian reported that he and Mr. Azor held a conference call with FirstService Residential to discuss a potential management agreement with the POA. In this call, Mr. Mustian discussed the services to include in an agreement and reviewed some of the board's challenges with engaging members in the covenant review and addressing members who are in arrears with their POA dues.

Maintenance:

1. Mr. Walvoord has re-worked the waterwheel, so it does not spin backwards.
2. Mr. Ackerly reported that repairs to the road leading to the Volkheimer home has been repaired.
3. The road to the top of the Pinnacle has one area where a slide was repaired. The part of the road repaired is currently crushed stone. One of the property owners above the repaired slide area asked why that part of the road is not paved. To pave that one section of road would cost several thousand dollars. It is recommended that the road not be paved until a home is built on the land past the repair because construction trucks (cement, steel, bulldozers) would damage any road put in and it would just have to be repaired after construction.

SOCIAL COMMITTEE:

1. The 4th of July celebration is planned, and sign-up is in the pro shop. We are expecting a large crowd so sign up early.
2. The Friday night scramble has been a little inconsistent because of weather and other events. We hope to be back on schedule in the second week of July. Stop by the pro shop to sign up. There is a \$5.00 throw in per player.

ARC Review:

1. There are currently three houses under construction in the community. All are progressing and there have been no reported problems.

SECURITY:



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1. Instillation of the new front gate hardware and software are to begin next week. Once the new system is in place, the old “clickers” will not work. Owners need to come to the clubhouse to be issued two IFR stickers to display on their windshields. If they need more than two, additional stickers can be purchased at a very small fee.

NEW BUSINESS:

1. None.

Adjourn: Meeting adjourned at 3:20PM. The next POA Board meeting is scheduled for Tuesday, July 18th, 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 with any items you would like added to the agenda.

Submitted:

E. F. Hooker

Secretary

Approved:

J. Azor

President