



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

i Call to order at 2:00PM, July 23, 2023

Board members present:

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

1. Pledge of Allegiance led by Chuck Bridger.
2. Motion to approve June 2023 minutes made and 2<sup>nd</sup>. Approved 6-0. Minutes will be posted on the web site.
3. Mountain Harbour Golf LLC Report
  - a. GM report provided by Jorge Azor.
  - b. The May financials were reviewed and approved. Mr. Azor reported that revenue is up, but it still needs to increase.
  - c. **Financials:** There were 541 member rounds, a decrease of 125 from June 2022. There were 2,097 greens fees paid, an increase of 102 from June 2022. A total of 2,638 rounds played, a decrease of 13 from the same time last year. Green and cart fees resulted in \$50082.41, memberships resulted in \$22,559.04. Tournaments fees collected this month totaled \$4,588.00. Prepaid 10/\$380.00 cards sold was \$2,280.00. Total cash collected was \$79,509.45. This total is an increase in revenue of \$17,633.66 from last year. Golf The commission from Golf Now was \$1,832.50. Golf Moose rounds resulted in \$5,130.00. The beverage cart had 714 sales resulting in \$2,2740.23. There were 463 snack bar sales totaling \$2,740.23. The golf course



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was closed for 2 days for due to weather. The course was cart path only for 5 days. The Pro shop had 1,286 sales resulting in \$3074.51 of revenue. The card room generated \$100.00. There was one event that generated \$5,130.00.

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

Lunch:	994 meals	Income: \$8,966.75
Dinner:	304 meals	Income: \$2,325.92
Drinks:	531 beverages	Income: \$1,638.23
Special Event		Income: \$0.00
Total Sales:	1,629	Total Income: \$12,930.90

d. The new golf carts should arrive in November or December of this year.

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

- a. The May financial statements were presented and approved by unanimous vote. They will be posted on the POA website. The June financial statements will be sent out via email to the board for review and approval at the next board meeting.
- b. We have approximately \$750,000.00 in the bank as of May 31, 2023. By the end of the year, we would like to add at least \$150,000.00 to our reserves.
- c. Mr. Mustian updated the board on the called meeting on August 5, 2023, to elect the current slate of Directors. The proxy/election ballots have been slow to return so it's possible that the quorum requirement will not be met. If the August 5 meeting does not meet the quorum threshold, then a second attempt meeting will be held in August to elect the board.
- d. Mr. Azor and Mr. Mustian reported on the status of their discussions with FirstService Residential to provide the Mountain Harbour POA with professional property management services. The outline of an agreement was reviewed with the board, including the monthly fee of \$2,083.33 and a one time on-boarding fee of \$2,500.00. The board asked for a formal proposal and references from FirstService Residential in order to make a decision regarding property management services.

#### **Maintenance:**



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1. We would like to get an estimate from the fire suppression system company to change from water to compressed air. This will eliminate the possibility of the sprinkler system freezing in the colder months.
2. We need to establish a policy for dangerous trees.
3. Mr. Ackerly spoke about the condition of the drainage ditches past the entryway on Mountain Harbour Drive. They are too wide and look bad. Mr. Mixson will be asked not to spray herbicide so wide in that area.

#### **SOCIAL COMMITTEE:**

1. The Friday night scramble is ongoing depending on weather. Stop by the pro shop to sign up. There is a \$5.00 throw in per player.
2. The last Mountain Harbour Navy social gathering had six boats. It was a good time for all in attendance.
3. The July 4 celebration was a huge success.

#### **ARC Review:**

1. The Perry house and the Strickland homes are all dried in and work continues. We are waiting on a landscaping plan for both homes.
2. The Sylvester home is progressing.
3. The Andrews family is currently meeting with an architect and hoping to finalize plans to submit to the ARC.
4. The owners of Lot 116A (Stubbs family) are currently looking for a builder. They would like to begin building before the new year.

#### **SECURITY:**

1. Installation of the new front gate hardware and software should be completed by July 20, 2023.

#### **NEW BUSINESS:**

1. None.



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**Adjourn:** Meeting adjourned at 3:23PM. The next POA Board meeting is tentatively scheduled for the last Tuesday, in August, at 2:00PM. This is a change to the normal third Tuesday. 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:

Approved:

E. F. Hooker

J. Azor

Secretary

President