



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

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

Board members present:

Jorge Azor, President
Perry Mustian, Vice President
Jim Ackerly
Ed Hooker, Secretary (via phone)
Allan Horne
Excused:
Betty Applegarth, Treasurer
Chuck Bridger
John Walvoord
Architectural Review:
Beth Hooker (via phone)
Guests:
None

1. Pledge of Allegiance led by Allen Horne.
2. Motion to approve August 2023 minutes made and 2nd. 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 August financials were received too late to be properly reviewed and approved by the board. They will be tabled until the October meeting. Mr. Azor reported that revenue is up and so are expenses. Further breakdown of the financial status of the golf course was discussed and is illustrated below.
 - c. **Financials:** There were 687 member rounds, an increase of 45 from August 2022. There were 2,341 greens fees paid, an increase of 233 from August 2022. A total of 3,028 rounds played, an increase of 278 from the same time last year. Green and cart fees resulted in \$48,880.32, memberships resulted in \$26,316.62. Tournaments fees collected this month totaled \$9,000.00. Prepaid 10/\$380.00 cards sold was \$1,900.00. Total cash collected was \$86,096.94. This total is an increase in revenue of \$27,894.28 from last year. Golf The commission from Golf Now was \$1,669.04.



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Golf Moose had 33 rounds resulting in \$1,980.00. The food and beverage had 3,620 sales resulting in \$10,795.87. The golf course was closed for 1 day for due to weather and closed early twice. The course was cart path only for 2 days. The Pro shop did not supply a sales number. The card room generated \$120.00. There was one event that generated \$1,405.70.00.

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

Total Sales: 3,620 Total Income: \$11,463.91

- d. Mr. Azor reported that expenses have increased this year especially in wages. Payroll is up to \$290,000.00 up \$80,000.00. Most of this increase is staffing of the grill.
- e. The YTD revenue is up to \$820,233.00 as of August 1, 2023. Last year at the same time it was \$579,929.00. This is an increase of \$240,304.00 from last year. \$90,000.00 of this increase can be attributed to the grill.
- f. So far this year we are operating at a \$15,000.00 loss. At the same time last year, we were operating at a \$67,000.00 loss. This figure considers that we had two major expenses in sod, and pump repairs. The board was reminded by Mr. Azor that we are trying to responsibly catch up on many decades of much needed repairs to infrastructure that was not addressed in the past.
- g. As the board is meeting, it must be known that due to recent severe rains and flooding, the course experienced damage to two bridges and had many creek banks erode. This will have to be addressed and repaired in the next month or so.

POA Report & Financials:

- a. The August financial statements were presented and approved by unanimous vote. They will be posted on the POA website.
- b. We have approximately \$730,000.00 in the bank as of July 31, 2023. In different accounts.
- c. Our last big expense was the final payment for the front gate entry system. Hopefully this is the last big expense for the year.
- d. Mr. Mustian gave the board and update on the contract negotiations with FirstService Residential including the review of the detailed financial cost proforma.



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The proforma showed add on fees between 15% and 18%, bringing the first-year contract total to approximately \$32,000.00. Mr. Mustian reviewed a list of pros and cons regarding the use of association management service agreements to assist the POA. On a motion and a second, the board unanimously approved a two-year contract with FirstService Residential, effective December 1, 2023. Mr. Mustian also updated the board on a process to suspend and privileges of members who are not in good standing with the POA due to their non-payment of mandatory dues.

Maintenance:

1. Mr. Ackerly reported that Lawns Unlimited will be spraying for weeds in the roads on the Pinnacle side this week.
2. Our tree service went through Mountain Harbour on the main side for four dedicated days. They removed dozens of dangerous trees from the neighborhood making it safer and more storm ready. A big thank you to Mr. Hickok for heading up this project with Mr. Ackerly to help keep our community safe.
3. Mr. Reaux had some asphalt sink in his driveway. Mr. Crisp will address this as well as some of the potholes on the Pinnacle side of the development when there is a big enough order for asphalt to make it cost effective to have him come.

SOCIAL COMMITTEE:

1. Octoberfest is in the works. It will be October 6, 2023, in the member's bar.

ARC Review:

1. The Perry and Strickland homes are getting landscaped.
2. The Sylvester home is progressing.
3. The Andrews family is waiting to meet with the ARC.
4. The Stubbs family building plans are approved, and groundbreaking should happen before November.

SECURITY:



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1. Installation of the new front gate hardware and software is complete and functioning as designed. There is an issue with the speaker at gate, and we are awaiting a part from the vendor. Mr. Walvoord is currently on medical leave from the board. Marsha Christy is handling gate access strips. You can email her at mdchristy@christyenterprises.com.

NEW BUSINESS:

1. None.

Adjourn: Meeting adjourned at 3:18PM. The next POA Board meeting is tentatively scheduled for October 24, 2023, 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