

## FOREWORD

**This booklet is a revised and updated edition of “The First Twenty-five Years, A Brief History of Linville Land Harbor,” which was published in 1994. The Foreword of that issue is as relevant today as it was when first printed. Many thanks are extended to Will P. Saunders, the author who gave us permission to put the “*History of Land Harbor*” on the website prior to his death on October 16, 2006. It follows in its entirety below:**

When I was asked to write a history of Land Harbor, my first problem was how detailed a history to attempt. Twenty-five years is a long time in today’s world and much can happen. Thus it became necessary to decide how many details should be included. To include every little detail would make the volume too bulky and boring. Too few details would render it useless. I hope the balance struck here gives enough information without too many details so as to make the effort worthwhile.

I am indebted to several people for their help in this project. Ernie Hayes (M-65)\*, Bill Wakefield (B-135), Douglas Knight (HH-357), Ruth Andrews-Russell (RK-1), Frances Banner, Herb Isaac, Jim Perry, Charlie Walters, Merrill Wiles, and Charles Milford (LV-26) provided helpful information and advice. June Naclerio (M-2) read the manuscript and helped put it in a more readable form. To all of these people I am especially grateful.

Though I tried to get all the facts and figures accurate, if there are errors they are mine. Even so, I think this is a relatively true picture of this mountain paradise.

**Will P. Saunders, PhD  
33 Snowshoe Loop  
September 2002**

\*When a Section and Lot number follows a name, it indicates that person was a resident of Land Harbor on April 30, 1994.

## THE BEGINNINGS

In the late 1920s, Howard Marmon, founder of the Marmon Motor Company and maker of the ill-fated Marmon automobile, came to Avery County and purchased land in the Pineola area. He built a manor house complete with servants’ quarters where the coppice of woods now stands south of Huskins Motor Court.

Included in the lands purchased were the 243 acres east of US 221 and a portion of the area west of US 221 that now comprises Land Harbor. Mr. Marmon built the fish hatcheries that were abandoned by Land Harbor due to water problems and were later destroyed to make the RV storage area. The land west of US 221 was developed into a nursery that he named Anthony Lake Nursery because the stream that flowed into it was Anthony Creek. He built the dam, which formed the lake.

A major flood in 1940 destroyed the dam, and in 1943, Mr. Marmon sold all of his property, except the homestead, which was used as the Moose Lodge in years past and still stands today. The 243 acres east of US 221 was sold to the State of North Carolina for the sum of \$13,000. The North Carolina Wildlife Commission continued to operate the fishery until 1965 when it was merged with a similar facility near Marion. Bill Wakefield (B-135) lived in the house near the RV storage area and ran the fisheries from 1953 until 1965.

In 1969, the Carolina Caribbean Corporation (henceforth referred to as CCC) bought the State of North Carolina property, the Anthony Lake Nursery, and other properties, which now make up Land Harbor.

The Carolina Caribbean Corporation planned to develop two resort areas primarily for RV owners. One was to be at Little River, South Carolina, and the other at Linville, North Carolina. They were to be under the title of "Land Harbors of America." Thus, this development was designated "Linville Land Harbors." CCC was also developing Beech Mountain and had plans to develop an island in the Caribbean.

Lot owners could rent out their lots if they chose to do so. The rates in 1973 were: \$6.00 per night, Sunday through Thursday; \$7.00 per night, Friday and Saturday; \$36.00 per week; \$32.50 per week on a monthly basis at Linville; and \$7.00 per night, Sunday through Thursday; \$8.00 per night, Friday and Saturday; \$42.00 per week; \$36.00 per week on a monthly basis at Little River.

Dick DeBell, Sales Representative for CCC, owned an Airstream "Land Yacht." It is believed that he named the organization "Land Harbors of America" because it would be a mooring place for "Land Yachts."

On May 2, 1969, Ernie Hayes (M-65) and Douglas Miller met with Ken Winebarger, CCC Engineer in charge of construction, and Harold Burkett from the engineering firm in charge of surveying property lines, lot surveys, road, water and sewer lines at the point where the entrance from US 221 is now, and planned the entrance. It was necessary to come into the property from Goose Hollow Road, there being no entrance from US 221.

At that time the old lake bed abutted US 221 on the west side. What is now the main entrance to Land Harbor and the Parkway up to the bridge across the Linville River was filled in using soil from the two clay pits north and south of the entrance. The north clay pit was sold to Burton Construction Company; later the property was owned by John Basler and used as a show place for his exotic cars. This property was acquired by the Linville-Central Rescue Squad and the facility moved from its location on SR 105 to this site in 2002. The clay pit to the south is no longer a part of Land Harbor.

An imposing entrance from US 221 was developed. It consisted of a guardhouse and a large sign with "Linville Land Harbor" on it. By 1998, the sign and guardhouse had so deteriorated that they were both safety hazards. These were torn down and the present entrance developed. Many consider our entrance the most beautiful in the area.

When work began on rebuilding the dam, it was widened, two additional flood control gates were installed, and a 100-foot emergency spillway was constructed. Simultaneously, construction was under way on the main office building, the recreation building and swimming pool; roads were being laid out and constructed; power and water lines laid; wells drilled, and the water storage tank and the sewage treatment plant installed. These were busy times.

The original layout plans for Land Harbor showed 18 sections. Seven sections, designated RV sections, were: Section A (Spruce Hollow), Section B (Mountain View), Section D (Oak Hills); Key Ridge, Highland Hills, Linville Meadows, and Laurel Hills.

Two sections were designated Port-A-Homes where one could have both a house and an RV. These were Pine Ridge and Golf Ridge.

Nine sections, for homes only, were: Ridgeview, Laurel Brook, River Knoll, Grandview, Harbor Heights, High Crest, Lakeview Hills (Section M), Harbor Lake Hills (Section C), and Lakeview. Two more housing

sections, River Bend and the Town Houses, were added later. This made a total of 20 sections.

The original plats showed 1933 lots. Of this total, 1510 were for RVs, 372 for houses and 51 for Port-A-Homes. By May 1, 1993, that number was reduced to 1641 of which 1401 were developed lots. Of this number, 871 were houses.

A Land Harbor acreage chart prepared in June 1973 by Lee Davis shows 980.01 acres in Land Harbor, less the Ledford property and cemetery. It is interesting to note that the list of homes-only sections does not include seven sections - Golf Ridge, Grandview, Harbor Heights, Laurel Brook, River Bend, River Knoll, and the Town Houses. There is disagreement as to the total acreage, but the chart does give some idea of the size of the development.

The chart follows:

**JUNE 1973**

<b>Section or Area</b>	<b>No. of Lots</b>	<b>Total Acreage</b>
Spruce Hollow	160	20.80
Mountain View	175	22.75
Oak Hills	303	39.39
Laurel Hills	413	45.43
Key Ridge	51	6.63
Ridgeview	28	7.56
Lakeview Hills	78	21.06
Lakeview	53	14.31
Pine Ridge	33	8.91
Harbor Lake Hills	49	14.53
Linville Meadows	89	11.57
High Crest	29	4.35
Highland Hills	391	50.83
Commercial Area		6.82
Total Acreage in Lots only		274.94
Linville Harbor Lake		48.40
Recreation Area		10.50
Natural Parks		199.45
Trout Hatchery		13.50
Golf Course		52.70*
Linville River		5.60
Total in Parks and Recreation		330.15
Total Acreage in Land Harbor less		
Ledford property and cemetery		980.01
Less Parks and Recreation		-330.15
Less lots		-274.94
Property still owned by CCC		374.92

\*This acreage is for the front-nine holes only. There are approximately 23.3 acres in the back-nine, making a

total of 76 acres in the entire golf course.

In order to reach lots sold at that time, one entered Land Harbor from Goose Hollow Road at a point near the Tate Cemetery and followed trails through the nursery to the Tweetsie Railroad loading docks, used primarily to load live shrubbery for shipment. The loading docks and storage sheds were near where Bill and Millie Webb (PR-12) lived in Pine Ridge.

In 1994, under a court order the POA Board honored an old CCC promise to a group of land owners to incorporate 5+ acres of land adjoining the Highland Hills Section into Land Harbor. Residents in this area pay a \$100 per lot access fee and have the option of becoming full-fledged POA Members. This area was named Linville Acres.

In 1999, honoring another promise made by CCC, eight lots with a total of 44+ acres west of Harbor Heights was added to Land Harbor. This area was named Linville Estates. Residents in this area must become POA Members and pay membership fees.

The Tweetsie line came to Pineola (formerly Saginaw) from Montezuma (formerly Aaron) along what is now Goose Hollow Road and through the Anthony Lake Nursery. The tracks ran through what is now the front-nine holes of the golf course. A number of trestles and cuts were necessary for the line to reach the turntable near where the Pineola Inn is today. There the engine was turned around and made ready for the return trip to Montezuma where it joined the main line of the railroad which ran from Boone to Johnson City, Tennessee.

The shrubbery loaded at the nursery loading docks had to be transferred from the narrow gauge cars to the wider gauge cars at Johnson City. The crew that loaded shrubbery in Pineola had to go to

Johnson City to reload the shrubbery onto the wide gauge cars of the main line.

The 1940 flood washed out many of the trestles, and the railroad was abandoned.

Callaway Inn and Pineola Inn were famous resort spots in those days. One may still see the foundation of Callaway Inn on the left of Goose Hollow Road, about 200 yards before Loven Lumber Company. From the Laurel Country Store at the junction of US 221 and SR 181, looking north one may see a derelict windmill which supplied water for the Pineola Inn. It is interesting to note that the tallest peak on Grandfather Mountain is Calloway Peak; but, that is a different story.

The Sales Office opened on July 3, 1969, in the west building in what is now the RV storage area east of US 221. The first lot was sold to Stacey Rowell, Vice President of Beech Mountain Development, which was also a CCC development. Many of the lots sold at that time were selected by drawing numbers from a hat. The first available lots were in Sections A, B, and M.

In August 1969, an Airstream Rally was held at the Foscoe RV Campground. Land Harbor presented information to the group and some 12 lots were sold as a result of this meeting. After the Rally Area in Land Harbor was opened, numerous RV rallies were held and many lots were sold. Some sections were inaccessible. Lots in those sections were selected by drawing numbers from a hat.

What is now Overlook Park was developed as an RV park complete with full hookups. Ultimately there were 104 full-service spaces, in what came to be called the "Rally Area." In addition, there were two dump stations--one near the entrance of the Rally Area and one on the Parkway almost across the road from the entrance to Section M. RV rallies were held as inducements to RV owners to buy lots.

By October 1972, the development was well under way. The office building, recreation building, utilities, and roads were either completed or were nearing completion.

Ernie Hayes, with the help of Harold Burkett (engineer for CCC) and Tom Jackson (golf course architect), laid out and developed the first nine holes of the golf course. Work on the front-nine holes of the golf course was begun in 1971 and the course was ready for play in 1972. Ernie Hayes, Odell Matthews, Jim Parnell and Dwight Crater, President of CCC, made up the first group to tee off.

Work on the second (back) nine holes, which was designed and developed by Ernie Hayes, began in 1979 and opened for play on June 12, 1982, ten years after the front-nine opened. Ernie Hayes and Odell Matthews along with Banks Finger, President of LHDA, and Jim Thompson, President of POA, were in the first group to tee off. They were followed by Boyd Coffey, Vice President-Utilities; Dick Bailey, Men's Champ; Betty Nord (GVT-1), Women's Champ; and Ted Wall, Golf Professional. The first foursome to play the full 18 holes was Joe and Lynette Green (GV-33) and Will and Aileen Saunders (B-68).

In August 2002, Ernie Hayes was notified by the President of the Carolinas Golf Course Superintendents Association that "it is my pleasure to inform you that the Carolinas Golf Course Superintendents Association has chosen to recognize your immense contribution to the game and our profession with the 2002 Carolinas GCSA Distinguished Service Award... this is the highest honor the GCSA can bestow."

The rest rooms and shelter on the front nine were paid for by contributions from members and were opened with a ceremony in 1978. Darb Drewyer (B-100) was Master of Ceremonies. A minister from Resort Area Ministries gave the dedicatory prayer and Charles Talton, a major contributor, gave the dedicatory address. Golfers attended in their golf carts. Refreshments were served and a good time was had by all.

On October 9, 1972, Articles of Incorporation were issued creating the Linville Land Harbor Property Owners Association (POA). All of the members of the Board of Directors were associated with CCC. Article V, Voting Rights, stated: "Voting rights are granted only to Developer and Individual Lot Owners as follows:

"Developer - Developer shall have ten (10) votes for each lot it owns in the subdivision. For areas that have not been platted of record as of any record date for determining votes, Developer will be entitled to treat each full acre as the equivalent of eight (8) lots, entitling Developer to eighty (80) votes per acre in addition to the ten (10) votes per lot for platted lots.

"Individual Lot Owners - Individual lot owners shall be entitled to one vote for each camp site lot or each cottage site lot and to that number of votes for each commercial site lot as equals the total consideration paid to Carolina Caribbean Corporation on the initial purchase of such lot for commercial site lot divided by Five Thousand Dollars (\$5,000) to wit: a commercial lot originally purchased from Carolina Caribbean Corporation for \$50,000 carries with it the right of the owners thereof to have 10 votes in this corporation, while individual camp site or cottage site owners have only one vote per lot regardless of cost."

At a meeting held in 1974, of the 33,204 eligible votes, CCC had 32,124 votes. There is no evidence that CCC ever used these votes to thwart the desires of the membership.

The October 9, 1972, Articles of Incorporation named Keith A. Weber the registered agent of the Corporation. Article of Amendment to the Charter dated March 10, 1975, changed the registered agent of the Corporation to Herbert M. Isaac. The Articles of Incorporation were further amended on November 13, 1975, naming Ernest Hayes as registered agent of the Corporation. This amendment also changed the voting rights.

Whereas there were four categories of voters, this amendment reduced that to only one. Prior to this amendment, membership in the Property Owners Association (hereinafter referred to as POA) was optional. This amendment made membership mandatory. Fees were set as follows: Membership - \$55 plus \$70 for maintenance and \$15 for twice weekly garbage pickup. In 1974, 886 property owners paid assessments of some sort.

On April 23, 1976, Articles of Incorporation were issued establishing POA as it exists today. CCC was no longer involved in Land Harbor. Named as formers of the Association were C. Banks Finger, Alfred J. DeBell, Robert Arnold, Charles Wilson (M-66) and A. Merrill Wiles. Banks Finger was made registered agent of the Corporation.

### **PROPERTY OWNERS BUY LAND HARBOR**

At a meeting of the POA Board of Directors held on July 27, 1974, Herb Isaac, then General Manager of Land Harbor, stated: "CCC is experiencing financial difficulty and is asking that POA assume full operational management of the Land Harbor recreational facilities, road maintenance, garbage collection, fire and security protection."

On November 2, 1974, the Board "discussed plans for purchasing all facilities from Carolina Caribbean Corporation and agreed that the following should be included in the negotiations: sales office, maintenance building, the rally area...excluding the unsold lots."

By January 11, 1975, the price of \$600,000 had been established and the possibility of getting a 20 - 30-year mortgage was considered. Also considered was whether to levy a one-time special assessment of \$500 per lot, or, as Mr. Isaac suggested, increase the annual assessment by \$50. No agreement was reached and the matter was dropped.

The financial problems that had plagued CCC finally culminated in their filing for bankruptcy. In September 1975, Land Harbor was placed under lock and key. A dinner party was under way in the Recreation Hall when the diners were evicted and the Hall was locked. A business meeting, under way in the main office, was interrupted and the participants were asked to leave so the office could be locked. Golfers were asked to leave the golf course. The bath houses were locked and chains were placed across some of the roads. It appeared that the end had come for Land Harbor.

Through the efforts of Robert Arnold, Ernie Hayes, Charles Wilson (M-66) and Boyd Coffey, the locks, which were put on Friday, September 12, 1975, were removed Tuesday, September 16, 1975. These actions convinced the property owners that something must be done to protect themselves and Land Harbor.

At the suggestion of Charles Wilson, Bob Arnold, Merrill Wiles, Zeb Vance and other interested members, POA employed Banks Finger, an attorney from Boone who had done work for Beech Mountain. His first task was to deal with the lockout problem.

After many hearings in the CCC bankruptcy case, the referee awarded all of Land Harbor to the Bank of North Carolina with the understanding that the bank would also assume a First Mortgage against Land Harbor by Mortimer and Payne in the amount of \$123,000. The bank accepted this in lieu of claims against CCC in excess of \$1,800,000.

Numerous parties were interested in buying Land Harbor, looking more for a quick profit than the development of a viable community. Banks Finger, who by that time was President of POA, was asked to begin a dialogue with the Bank of North Carolina expressing the property owners' interest in Land Harbor. After much discussion, the bank agreed to sell to the POA all of the unsold properties (platted) west of US 221 for \$600,000 and a \$1.00 per year, five-year lease with option to buy the utility company, the 243 acres east of US 221, the amenities which included all buildings, roads, bath house, and the nine-hole golf course and the land reserved for the back-nine golf holes. POA would also assume the \$123,000 lien held by Mortimer and Payne.

As a not-for-profit organization, POA could not engage in the development and sale of property; therefore, it was decided to create a separate organization for this purpose. In April 1976 the Land Harbor Development Association (hereinafter referred to as LHDA) was chartered with Banks Finger, Al DeBell, Bob Arnold, Charles Wilson and Merrill Wiles as founders. With this action LHDA became responsible for the debts, development, and sale of property.

POA assumed management and operational functions of Land Harbor under a \$1.00/ year lease agreement with LHDA.

With no working capital, the Board of Directors of LHDA began serious negotiations for the purchase of Land Harbor. In the spring of 1976, a fund-raising campaign was started and by June 1, 1976, a total of \$170,000 was contributed by 176 property owners. These initial contributors were given certificates of investment for their contributions. Though they assumed there was little likelihood of getting their money back, they were finally issued bonds for the certificates and these bonds were ultimately redeemed.

The remainder of 1976 and 1977 were lean years, with no operating funds and few sales. At the suggestion of property owners, it was decided to sell first mortgage bonds in the amount of \$800,000 to pay for the property on the lake side of US 221 and to get some operating money. These bonds paid 8% interest and entitled the holder to a proportionate share of the profits, if any.

Charles Stuart organized a bond sales campaign, which, though diligently pursued, fell far short of the \$800,000 goal. The first bonds sold were \$500 bonds. Only a few property owners purchased these bonds. When it was learned that only bondholders could vote on LHDA matters, property owners requested that smaller denominations be issued. Thus some \$100 and later some \$50 bonds were sold. Less than 500 property owners bought bonds to help save Land Harbor. The failure of the bond drive required that LHDA negotiate a promissory note for \$291,000 with the Bank of North Carolina and a similar note for \$40,000 with Northwestern Bank. These notes were secured by nonvoting bearer bonds.

In 1978, LHDA exercised its option to buy all the property it had been leasing for \$600,000. No payments were due nor interest charged on this purchase until June 1981. Utility bonds and general obligation bonds were issued to raise funds to retire these bonds.

Between 1976 and 1981, LHDA incurred debts as follows:

Bank of North Carolina	\$1,200,000
Mortimer and Payne	123,000
Bank of North Carolina	219,000
Northwestern Bank	40,000
Total debts	\$1,654,000

Under the management of LHDA, lot sales were sufficient to make annual payments of the interest on these bonds as well as continue the development and improvement of Land Harbor. By 1985, the following

improvements had been made and paid for:

1. Constructed the building occupied by the Sales Office, Security, and Operations.
2. Constructed a bathhouse in Highland Hills.
3. Added approximately five miles of new roads.
4. Extended the sewer, water, and electric system to serve Laurel Brook, Grandview, the Town Houses, and part of Laurel Hills.
5. Constructed a sewer pumping station for High Crest.
6. Constructed a sewer pumping station for a part of Linville Meadows.
7. Completed the back-nine holes of the golf course.
8. Installed a new well which adds approximately 100 gallons per minute to the water system.
9. Constructed the teen pavilion at the Point.
10. Constructed four new tennis courts at Overlook Park.
11. Constructed six shuffleboard courts at Overlook Park.
12. Made much-needed repairs on the dam.
13. Paved golf cart paths and parking area at the Golf House.
14. Added a building in the maintenance area.
15. Increased the capacity of the sewage treatment plant by 50% so that the capacity was 75,000 gallons per day.

During this period under \$1.00/year lease from LHDA, the POA established itself as the operator of Land Harbor. For the first few years there was some overlap in the membership of both boards.

## **MAJOR CHANGES IN LAND HARBOR**

### **Building Houses on RV Lots**

The original concept of Land Harbor intended that the lots designated as RV lots would be used as temporary camping sites. No telephone lines were laid to these sites. Building codes provided for the construction of a deck not to exceed 360 sq. ft., a storage room not to exceed 100 sq. ft., a golf shed not to exceed 80 sq. ft., and a fire ring. Two hundred forty square feet of the deck could be covered. The code also prohibited mobile homes. It did not prohibit park model trailers. Soon, park model trailers were being semi permanently installed on the lots. There were tip outs, slide outs and other configurations used. Soon, leaks in these trailers became a problem. Permission was given to cover the trailers and the decks.

It wasn't long before RV lot owners began asking permission to build small cottages on the lots. In 1981, the Board of Directors decided to let each section decide whether to permit cottages in their section. Property owners of Section B voted to permit cottages; soon other sections followed suit. Building codes were amended to permit the construction of cottages not to exceed 968 square feet and 16 feet in height above the highest point of the lot. Thus began a building boom that is still in progress.

### **Telephones for RV Sites**

There being no telephone lines in RV sites, CBs were used. This was much like the party line telephones of old. Everyone left the CB on and could hear all conversations. When a party suggested that the other party go to a different channel, everyone went to that channel. Most people had CB handles and some of them were so special that they are still sometimes used. John Harvey issued a directory of CB handles. His handle was "Blue Max." Some others were: Rooster, Rubber Donkey, Big Bopper, Blue Whale, Navigator, Will! Will!, Lucky 'Leen, Jaws, Jaw Breaker, Red Man, Back Packer, Chicken Little, Silver Fox, Saw-Bones, Buddy Boy, Gadget Man, Ten Pin, Cracker, Yankee Man, Face Maker, Silver Top, Quick Stitch, Fire Ball Rivets, Rapid Robert, Flossie Flirt, Big G, Deputy Dawg, Deputy Pup, Figure Checker, Big T, Carolina Red Bird, Uncle

Walt, Gin Rummy, Happy Pappy, Sugar Daddy, Sugar's Mama, Country Ham, and Handy Man.

Announcements were made from the office over the CB, keeping people up to date. Security and Maintenance could also be reached by CB. Though telephones were welcomed when they came, the CBs were and still are missed.

Several people in RV sections were able to get telephones because their doctors gave them letters requesting them. The lines for these telephones were strung above ground. Other owners began wanting phones. Harold Adams, Steve Adkins, and Martin Shaw contacted the telephone company and were told the telephone company would install lines but only above ground. The Board of Directors objected because other lines were underground. The telephone company agreed to lay the lines in trenches but would not agree to dig the trenches.

Starting in B Section, this was done in bits and pieces as other sections organized and arranged for the trenching. Finally, only a few areas were without trunk lines. At that point the telephone company decided that they would complete laying cables only if all the areas were covered. POA decided to pay for the remainder of the trenching and charge each owner who wished to hook on a flat fee of \$50. Each property owner was responsible for trenching from the trunk line to the dwelling. Thus all areas of Land Harbor now had access to a telephone.

It is interesting to note that many, who said they came to Land Harbor to get away from phones, soon had phones installed.

### **Paving the Roads**

Initially, the only paved road in Land Harbor was the Parkway. Goose Hollow Road was unpaved and dusty; so were all the other roads. In July and August 1982, some roads were paved in Sections C, M, and Lakeview. That started the ball rolling. Soon the owners in Section B began efforts to get roads in that section paved. They met with the Board of Directors and got them to agree to maintain the roads and to pay their fair share of any green areas that abutted the road to be paved. They then worked out a plan whereby the property owners on each side of the road would pay the cost of paving. Since not all owners wanted their road paved, it was decided that a minimum of 500 feet would be required before paving could begin. As other sections began paving, most used the plan worked in Section B with modifications as required. Ultimately most of the roads in Land Harbor were paved.

In 1981, Bob Bingham, Manager of Land Harbor at that time, got the State to pave Goose Hollow Road from the Parkway north toward Newland to the property line. POA paid the State \$12,000 for the paving. Shortly thereafter, POA paid the State \$35,000 to pave Goose Hollow Road south to the property line there.

After several years, the State paved Goose Hollow from the Land Harbor line to Montezuma. In 1993, that portion of Goose Hollow between the Land Harbor line on the south and Loven Lumber Company was paved, ending a struggle of some 13 years to give property owners paved access from all directions to Land Harbor.

### **Cable TV Comes to Land Harbor**

In 1986, discussions about cable TV in Land Harbor began. At the invitation of Harold Vann (LB-14), President of the Board of Directors, a consultant from Pennsylvania came to discuss the possibilities of POA establishing its own cable system, and went so far as to determine where the dish should be located. Before that could be finalized, the local cable company which had just been acquired by a new company began discussions about providing services. On June 30, 1986, agreement was reached under which the cable company would lay cables and place boxes at every developed lot in Land Harbor. Service would be

provided for \$5.00 per month (\$60 per year) for the first year; \$5.25 per month for the second year; and at a cost not to exceed 45% of the cost to the company's other customers for years three through five. POA would collect the fees and would pay the cable company monthly.

Each property owner was responsible for opening a trench from the trunk cable to the house and for installing the cable in the house. The cable company laid the cable to the house.

This agreement was re-negotiated in August 1991. The new agreement retained the 45% fee provision and, in addition, gave POA more flexibility in collecting the fees and paying the cable company.

### **The Village Store**

In the seventies there were no supermarkets in Avery County. There was a locally-owned grocery store in Newland, the Linville Food Market in Linville, and a grocery store in Banner Elk. RV owners were accustomed to having a small store in RV parks. To meet this need, LHDA built the building that later housed the Sales Office, Security, and Operations and Maintenance offices. The building was leased to Jim Casey and was operated as The Village Store. Initially, only staple groceries were stocked. Later, in order to attract more customers, local crafts were added. Still there was not enough business to make the venture profitable, and the store idea was abandoned. The building was then used to house the Sales Office and Security.

When the Sales Office was closed on October 31, 1996, the building was occupied by Special Police, Member Services, and the Land Harbor Library.

### **The Mail**

During the early days of Land Harbor, property owners picked up their mail at the POA office. There were nine cubbyholes and the mail was sorted according to the surname initial. Later, property owners in housing sections put up boxes and had their mail delivered to them. Owners in RV sections were permitted to put up regular RFD mailboxes along the roadside. These were supposed to have been painted green but some owners never got around to painting their boxes. We were on Route 2 and box numbers were assigned by the Post Office. Sometime later, the route number was changed to Route 4 and new box numbers were assigned.

In 1988, due largely to the efforts of David Huskins, Executive Director of POA, Ruth Andrews-Russell (RK-1) and Charles Milford (LV-26), who worked with the postal officials, the present cluster boxes were installed. Again our addresses changed. The numbers on these boxes were not in numerical order and it was very difficult for the letter carrier to get the correct letters in the boxes. The covers on these cluster boxes were paid for and installed by POA.

In 1994, plans were made to place all mailboxes at a central location in the area between the Recreation Building and the Sales/Security/Operations Building. All addresses had to correspond with the numbers developed for the Emergency Rescue Service, E-911, and numbering would be in numerical order by streets. Like many plans, these did not materialize. The large trees in the proposed area had already been removed to make way for the central postal facility; the area was then paved thus providing much needed additional parking for the Recreation Center.

Instead, the present plan was developed. There were already some cluster boxes. More cluster boxes were added and the present numbering system implemented.

### **Land Harbor Memorial Park**

On July 4, 1991, the Flag Pole and Land Harbor Memorial Park was dedicated in a moving ceremony. The

Park was the idea of Glenn Webb (D-78) and became an “all Land Harbor project.” Donations from many individuals, businesses outside Land Harbor, the POA, and the equipment and labor of Land Harbor employees made the Park a reality.

### **THE MERGER OF POA AND LHDA**

In 1983, a small but vocal group began urging that the POA and the LHDA merge into a single entity. An earlier attempt had failed, but conditions had changed and it appeared more feasible to bring about the merger at this time. A joint committee composed of John Halifax (C-23), James Thompson and Glenn Webb (D-78) from LHDA, and Ruth Andrews-Russell, Marvin Altman and Will Saunders from POA and Jack Weisglass, a non-Director, was set up in July 1984 to work out plans for the merger. There were several problems which had to be solved before the merger could be accomplished. There were remaining debts to be paid, lots to be sold, and additions to be made to accommodate the large number of owners who were staying at Land Harbor longer and longer.

Two things happened at about this time that facilitated the merger. Two hundred acres of the property east of US 221 were sold to The Linville Charitable Foundation, Inc., for \$600,000. The POA ended the year with a rather large cash surplus. Jack Weisglass (D-205) had earlier suggested that the best way to proceed with the merger was for POA to buy out LHDA. Now funds were available to do just that.

POA bought the unsold platted lots and decided that only a few in selected sections would be sold, thus stopping the rapid growth which was already overtaxing the facilities. With the proceeds from the sale of the land and lots, LHDA was able to pay all of the debts and there remained enough money to make some much needed additions to Land Harbor.

At an information meeting held on June 29, 1985, Banks Finger, President of LHDA, announced that this was probably the last information meeting of LHDA. At the Annual Meeting of LHDA held September 21, 1985, it was announced that “We (LHDA) propose to transfer to the POA, immediately following our Annual Meeting, the following:

1. All assets of the Utility Company for a sum of \$22,000.
2. All undeveloped, unregistered and unsold properties west of US Highway 221 for the sum of \$10,000 (does not include the amenities).
3. The Manager’s house and surrounding lot, and the 30 acre-tract, east of US 221, for the sum to be negotiated between the management of LHDA and POA.

“In addition, LHDA agreed to:

1. Expand the Recreation Building by 100%.
2. Complete the shuffleboard courts by covering and fencing the courts.
3. Construct and establish an RV storage area, complete with fencing, east of US 221.
4. Arrange with the State of North Carolina for a joint project to complete the paving of Goose Hollow Road through Land Harbor.”

LHDA also agreed that, “Within 30 days of completion of the above projects, but not later than June 1, 1986, we plan to transfer to the POA all amenities (including the above projects) in consideration of the sum of \$1.00 and a comprehensive ‘hold-harmless’ agreement executed and delivered by the POA.”

In appreciation for services far beyond the call of duty, the LHDA Board of Directors gave house lots to Ernie Hayes and Banks Finger and replaced the vehicle which Charles Wilson (M-66) had worn out with the many trips he made between his home in Johnson City and Land Harbor.

Having fulfilled its purpose, LHDA dissolved on August 30, 1986.

In order for POA to maintain its not-for-profit status, it was necessary to establish the Land Harbor Sales Corporation to handle the few lots yet to be sold and to be available for re-sales.

Population growth during the 1980s so taxed the amenities, maintenance and utility systems, the State of North Carolina placed a moratorium on construction in Land Harbor. In order to lift the moratorium, an expansion program and an agreement with the State was developed by Harold Vann (LB-14) resulting in the sewage treatment plant being increased to a 225,000 gallons per day capacity and the digging of two additional wells at a cost of \$398,670 and \$28,647, respectively.

During and following the 1987 rehabilitation of the utility system, an engineering program was begun to correct the aging sanitation and water supply systems.

### **UTILITIES**

The decision to build houses on RV lots and the increase in the number of property owners has required several expansions of the original sewage treatment plant. These additional capacities were paid for using regularly generated utility fees. As government requirements increased, major expansions and improvements would be required which would require special assessments to achieve?

The water mains which were installed in 1969-70 developed leaks that required constant repairs.

In 1996, the membership voted to replace all main lines with new pipes and to install meters at all lots, these improvements to be financed by a special assessment of \$250 per year per property. Once the mains are installed, all paved streets will be repaved. *(The water system improvement was completed in 2006 and the special assessment ended.)*

### **THE POA BOARD OF DIRECTORS**

POA is managed and operated by a Board of Directors composed of nine members, who serve three-year staggered terms. A member may serve only two terms on the Board. The members of the Board elect the President, Vice President, Secretary and Treasurer. These officers serve one-year terms but may be re-elected as long as they remain on the Board.

Originally the election for membership to the Board was held in September; this was changed to June, but the most recent Bylaws changed the election back to September. In elections, 50-60% of members vote.

Article IX of the POA Bylaws states, "The Board of Directors shall exercise for the Association all corporate powers, duties, and authority vested in, or by virtue of, the Articles of Incorporation, these Bylaws, or other law...." Articles V through XII of the POA Bylaws detail the duties and responsibilities of the Board of Directors.

## **LAND HARBOR VOLUNTEERS**

Volunteers are involved in almost all activities in Land Harbor. They assist in the POA Member Services Office and practically run the social and recreational activities. The Advisory Committee, Recreation Committee, Fishing Committee, Golf Committee, Tennis Committee, and the subcommittees working with them, plan and carry out a full schedule of worthwhile activities for the residents of Land Harbor. In fact, were it not for the volunteers, many activities could come to a standstill.

Property owners give their time and expertise to serving both Land Harbor and the local community in many ways. Volunteers at the hospital, the workers in the thrift shop, the tutors in the Literacy programs, the deliverers of Meals-on-Wheels, Habitat for Humanity, and many other activities in the area depend on the services of volunteers from Land Harbor. In September 1989, Land Harbor volunteers received the Governor's Award for Community Service.

## **MANAGEMENT AND OPERATIONS**

When CCC began development of Land Harbor, Ernie Hayes and Douglas Miller were employed as joint Managers. Dick DeBell was employed as Sales Manager and J. D. Isaac as Building Foreman. It was this team that got the development under way. Some of the construction was done by contracting with outsiders and some was done by hiring workers who worked under the supervision of the Managers and the Building Foreman. In 1972, Boyd Coffey was Superintendent of Maintenance, Utilities, Roads, and other construction associated with the development of Land Harbor. Doug Miller left Land Harbor to return to his operations in Augusta, Georgia.

It is not quite correct to use the term "Manager" for either Ernie Hayes or Boyd Coffey. They were much more than that. If Security needed them, they patrolled. When fireworks were needed for the Fourth of July, Boyd and his crew set them up on the dam and fired them that night for spectacular displays across the lake from the Recreation Building. Ernie helped design and build the front-nine holes of the golf course, and later designed and built the back-nine. These two men were wherever and whatever the situation demanded.

Ernie Hayes left Land Harbor in 1974, but returned in 1975 and has remained here since that time. In December 1987, Ernie Hayes became eligible for retirement and did so, but continued working part-time with the golf course and other operations.

Ernie Hayes' son, Michael, who grew up at Land Harbor, replaced his Dad as Golf Course Superintendent on January 1, 1988, having just completed the Turfgrass and Golf Course Management at North Carolina State University. In 1990, Mike left to join Linville Ridge Golf and Country Club and was succeeded by Paul Waycaster, formerly with Hanging Rock Golf Club, who had long experience in course maintenance. His son, Clay, also worked on the golf course.

In 1999 Clay left Land Harbor to become Assistant Manager - Turf and Landscaping Manager at the Elk River Club in Banner Elk. The family tradition continues.

Faye Hayes, Ernie's wife, together with Deanie Dixon (B-99), as volunteers, developed and maintained the flower beds in Land Harbor. As the number of flower beds increased, Faye was employed part-time for this responsibility. When Faye retired in 1993, a full-time gardener was employed.

Another family who has had long association with Land Harbor is the Hicks family. Bobby Hicks, Maintenance and Utilities Manager, whose father worked for CCC in its early development, came to Land

Harbor in 1973 and was involved in almost every improvement for over 30 years. *Unfortunately, Bobby became ill in September, 2005 and has left employment with Land Harbor.* His brother, Billy Hicks, is still employed in the Maintenance Department.

In 1979, under a joint agreement between POA and LHDA, Bob Bingham was employed as Executive Director of both POA and LHDA. After one year, LHDA opted out of the agreement and Mr. Bingham continued to serve as Executive Director of POA. At the end of the second year when Mr. Bingham departed, Ernie Hayes stepped in and served as Manager in addition to his duties as Greenskeeper.

Frances Banner came to Land Harbor in 1981 as Office Manager and is now Business Manager. Her father, the late Fred Banner, served as Chief of Security.

In 1986, POA employed David Huskins as Executive Director. He served until August 1987, when the direction of Land Harbor operations was assumed by the Board.

To cope with increasing Federal and State requirements placed on all municipal (and private) government activities, the Board of Directors, in 1989, established an Organization and Management Committee and employed a Professional Engineer to assist the Board in reviewing and developing policies and procedures to meet the growth demands of Land Harbor.

With the increasing influence of Federal and State environmental requirements in the Maintenance and Utility area, James E. Stewart, a Professional Engineer, was hired in 1991 to manage the Operations Department and Building Inspection with Bobby Hicks reporting to him as Maintenance and Utilities Manager.

With the help of Bert Butler, who gave POA its first computer, Orville Underwood (A-42), President of POA from 1990 to 1993; Paul Weber (RK-18), member of the Board; Don Powers, and others; administrative functions were computerized enabling a more timely financial reporting and data management.

At a meeting of the POA Board in July 1996, it was decided that Linville Land Harbor would change to a managerial type of administration. Dealing with federal, state and local authorities had become so involved the Board felt it could no longer deal with all the matters required. Accordingly, the Board employed David Twiggs who came on board as General Manager on January 1, 1997. Mr. Twiggs resigned as of December 8, 2000.

Kevin McCracken was employed as General Manager, and assumed those duties on January 1, 2001. *(Modified June, 2006-Kevin McCracken left Land Harbor on September 5, 2005. In October of 2005, Mike Simpson was employed as General Manager, and assumed those duties on November 14, 2005.)*

## **SECURITY**

Ed Henderson was Chief of Security for CCC. He had three officers to patrol all of Land Harbor. During busy times, Ernie Hayes and Boyd Coffey helped patrol. During ensuing years, questions arose regarding the amount and type of security necessary for Land Harbor. In September 1981, Jim Thompson, President of POA, was unsuccessful in arranging for Land Harbor security coverage by contract with the Avery County Sheriff's Department. In December 1982, Jim Spohn was employed and served until May 1993, with a brief absence in 1983-84, during which time Fred Banner served in the interim while a POA committee studied the kind of security organization which could best serve Land Harbor.

In May 1993, Fred Ford was employed as Chief of Security, coming to Land Harbor from Sugar Mountain

where he had been Chief of Police. The organization chart for the Security Department provided for a chief, five officers, and a relief officer to be called upon as needed.

On July 7, 2000, Security Personnel completed the necessary training, and the name of the Security force was changed to "Special Police." Land Harbor is now established as a Company Police with the State of North Carolina with all the powers of a municipal police force within the jurisdiction of Land Harbor. As a Company Police, Land Harbor can issue state citations for speeding and other traffic violations. *(Amended: June, 2006. In May of 2003 the Company Police status was dissolved and the Security personnel went back to a Security force. Then in August of 2006 the Board voted to go back to Company Police.)*

## **HARBOR LIGHTS**

In 1972, CCC published the first newsletter, "Harbor Lights." This name was the result of a contest to name the newsletter. Ann Marsh and Mitch Wiles both submitted the name "Harbor Lights" and split the \$25 prize awarded by CCC.

After the property owners bought Land Harbor, they continued publishing the newsletter. On September 2, 1977, the first "Harbor Lights" under the new ownership was issued. In the few days between August 27 and September 2, Charles Wilson, President of POA, wrote and mimeographed the first issue.

Thereafter, POA issued occasional information sheets, some printed and some mimeographed, to keep the membership up-to-date on current developments. Only a few copies of these publications still exist, but all were issued under the title, "Harbor Lights."

"Harbor Lights" in its present format was published on August 12, 1982. At that time it was the sole instrument of POA.

On August 8, 1982, LHDA issued a "Newsletter." Only two issues of the LHDA "Newsletter" have been found. In 1984, POA and LHDA agreed to join in the publication of "Harbor Lights" and both organizations were listed on the masthead. With the dissolution of LHDA in 1987, "Harbor Lights" again became the sole responsibility of POA, and LHDA was dropped from the masthead.

During the early 1980s, "Harbor Lights" became the platform for rather vicious attacks among the various groups vying for control of LHDA and POA. It was finally decided that only factual information could be printed and that no opinions or editorial comments could be printed. This decision still stands and "Harbor Lights" is a better publication because of it.

Though "Harbor Lights" is the official publication of POA, it is produced and distributed by volunteers and paid for, in part, by advertisements. The POA Staff provides the address labels and other assistance as needed.

## **RECREATION**

From its inception, recreation has been a major factor at Land Harbor. CCC built the original Recreation Building, the pool, the two tennis courts adjoining the Recreation Building, the front-nine holes of the golf course and of course rebuilt the dam forming the lake. CCC also used the fish runs, east of US 221 where the RV storage area is now, to grow fingerling into fish for the river and lake. In addition to providing recreational facilities for the property owners, these facilities were used to promote sales.

CCC employed a Recreation Director to plan and administer recreational activities. At that time, there were many young property owners and much emphasis was placed on activities for children.

When POA took over Land Harbor, the program which was begun by CCC was regularized and expanded.

LHDA had accumulated a surplus of funds. These were used to:

- a. Double the size of the Recreation Building
- b. Build four more soft tennis courts
- c. Build and cover a six-lane shuffleboard court, and
- d. Demolish the fish runs in the old fish hatchery and develop an RV storage area.

In 1988, POA approved the building of the Golf House to replace the small structure which CCC had built. The design, procurement, construction, and occupancy was directed by Jim McDaniel (B-78) and completed in 1989.

In 1992, the Golf Shop was relocated downstairs in the building allowing more space for other recreational activities under the direction of the Recreation Department.

In 1991-92, POA also remodeled the Recreation Building to provide more usable space, and added two tennis courts in Overlook Park.

Also in 1992, the "Point" was regularly scheduled for picnics, family reunions, and other informal gatherings. When not reserved through the Recreation Manager, this area is used as a practice area for golfers, basketball shooters, etc.

The bath house in Overlook Park was modified to provide a billiards parlor and a Bocce court was built.

In 2000, three soft tennis courts were added bringing the total tennis courts in Land Harbor to eleven.

Presently, in addition to Pat Jackson, Recreation Manager, a staff of seven people is employed to assist as lifeguards and in other activities.

These additional facilities provide space for ever-expanding recreational activities but there still remain needs for a long-desired driving range, a lengthened back-nine holes, and more space for Recreation Building activities.

Fishing in the Linville River and the lake is managed by the Fishing Committee. The fact that there are approximately 112 boats and 70 canoes, all personally owned, in the racks built by the Fishing Committee attests to the popularity of this sport.

The river and lake are stocked with trout, and occasionally bream, weekly from late March until fall, weather and temperature permitting. Fishing fees and proceeds from the annual Fish Fry pay for this service.

The number of property owners who make Land Harbor their full-time home is growing each year.

***Shangri-la becomes ever more attractive to those who live here, and love it.***

**APPENDIX I**  
**Members of the POA Board of Directors**

**1972 & 1973** Walter Lee Davis, Jr., Keith A. Weber, T. J. Mauerau, III, Thomas G. Fuller and Lloyd Crytzer (all from CCC)

**1974-75** Herbert Isaac, Charlie Walters, Walter Davis, Lloyd Crytzer, Hugh Hall and Jim Crews

**1975-76** Charlie Walters, President, Lloyd Crytzer, Melvin Smith, Gen. H. B. Hanson, Jr., and Hugh Hall

**Jan. 1976** Marcus Arnold, Robert Arnold, Banks Finger, Zeb Vance, Merrill Wiles, Charles Wilson, Ruth Baker, Dorothy Cromwell and Odell Matthews

**Aug. 1976** Banks Finger, President, Charles Wilson, James Parnell, Marcus Arnold, Odell Matthews, Merrill Wiles, Martin Shaw, Zeb Vance and Robert Arnold

**1977-78** Charles Wilson, President, Robert Arnold, Harold Adams, Ted Gunglach, Martin Shaw, James Parnell, Marcus Arnold, Steve Adkins and Banks Finger

**1978-79** Charles Wilson, President, Vince Ryer (GR-10), Harold Adams, Steve Adkins, Ted Gundlach, Martin Shaw, Jim Parnell, Banks Finger, and Marcus Arnold

**1979-80** Charles Talton, President, Vince Ryer, Ted Gundlach, Harold Adams, George Linebaugh, Jim Thompson, Paul Gainer, John Harvey and Jack Boatner (RV-4)

**1980-81** Charles Talton, President, Jack Boatner, John Bagwell, Mike Cain, John Davis, John Harvey, Paul Gainer, Jim Thompson and George Linebaugh

**1981-82** Jim Thompson, President, John Harvey, John Davis, George Linebaugh, Jack Boatner, Charles Talton, Paul Gainer, Walt Cunningham (A-111) and John Bagwell

**1982-83** Marvin Altman, President, Walt Cunningham, John Bagwell, Paul Gainer, John Davis, Jack Boatner, Paul Lunt (HH-34) and James Johnson (D-27). (On July 23, Altman failed to get a vote of confidence and resigned as President. John Davis succeeded him. Altman remained on the Board.)

**1983-84** Paul Lunt, President, Ruth Andrews-Russell, Marvin Altman, John Davis, Paul Gainer, Will Saunders, James Johnson, John Bagwell and John Dickey

**1984-85** Harold Vann, President, Marvin Altman, Will Saunders, Ruth Andrews-Russell, Douglas Ort (HH-41), Fred Hoehn (GR-7), James Johnson, Paul Lunt and John Dickey

**1986-87** Harold Vann, President, Vernon McKittrick, Ruth Andrews-Russell, Fred Hoehn, Vince Currie, Gen. H. B. Hanson, Jr., James McDaniel, Douglas Ort and Patti Setzer

**1987-88** Harold Vann, President, Vernon McKittrick, Ruth Andrews-Russell, Donald Davis, Vince Currie, Gen. H. B. Hanson, Jr., James McDaniel, Orville Underwood and Patti Setzer. (Setzer resigned 7-30-87. Charles Milford was appointed to replace her.)

**APPENDIX I (continued)**

### Members of the POA Board of Directors

**1988-89** Harold Vann, President, Vernon McKittrick, Gen. H. B. Hanson, Jr., Ruth Andrews-Russell, Vince Currie, Jim McDaniel, Orville Underwood, Don Davis, and B. T. Jones (A-109)

**1989-90** Charlie Wilson, President (Replaced Harold Vann who resigned), Gen. H. B. Hanson, Jr., Ruth Andrews-Russell, Don Davis, Vince Currie, B. T. Jones, Douglas Knight, Orville Underwood and Vernon McKittrick. (Vernon McKittrick resigned and Cornelia Lynn (M-14) was appointed to replace him on August 8, 1989.)

**1990-91** Orville Underwood, President, Ruth Andrews-Russell, Benny Frazier (GV-22), Gen. H. B. Hanson, Jr., B. T. Jones, Douglas Knight, Cornelia Lynn, Paul Weber (RK-18), and Vince Currie

**1991-92** Orville Underwood, President, Raymond West (D-48), Douglas Knight, Paul Weber, Cornelia Lynn, Doris Doyle (KR-47), Benny Frazier, Ruth Andrews-Russell and Gen. H. B. Hanson, Jr.

**1992-93** Orville Underwood, President, Douglas Knight, Benny Frazier, Paul Weber, Cornelia Lynn, Doris Doyle, Raymond West, Joseph Dover (A-142) and Harold McCroskey (B-146)

**1993-94** Douglas Knight, President, Cornelia Lynn, Benny Frazier, Doris Doyle, Joseph Dover, Raymond West, Harold McCroskey, Selma Proudfoot (HH-39) and Paul Weber

**1994-95** Douglas Knight started out the year as President and then resigned from the Board. Benny Frazier assumed the Presidency until July 1995 when he resigned. Cornelia Lynn was elected President. Other Members were: Jake Bowman (took Knight's seat), Harold McCroskey, Don Powers, Selma Proudfoot, Pam Sabella, Don Voorhees and Joe Dover (resigned July 1995). The Board ended the 1994-95 Board Year with seven members.

**1995-96** Cornelia Lynn started out the year as President and then resigned from the Board in July 1996 with Herb Edlund taking her place. Pam Sabella was then elected President. Other members were Don Voorhees (resigned in July 1996 with Joe Strickland taking his place) Robert Danza, Dick Gossett, Bill Lund, Don Powers, Selma Proudfoot and Fred Lennox. (Lennox resigned with Herb Mahota taking his place.)

**1996-97** Pam Sabella, President, Dick Gossett, Thelma Will, Bob Danza, Herb Edlund, Bob Hede, Larry Hirtz, Herb Mahota and Don Powers. Powers resigned with Selma Proudfoot taking his place. Thelma Will also resigned and Joe Strickland took her place.

**1997-98** Pam Sabella, President, Bob Hede, David White, Bob Danza, Herb Edlund, Larry Hirtz, Herb Mahota, Don Snyder and Dick Gossett. Gossett resigned and Selma Proudfoot took his place.

**1998-99** Pam Sabella, President, David White, Jim Dickson, Bob Hede, Jim Dickson, Herb Mahota, Don Snyder, John Burokas and Herb Edlund. Edlund died in office and Jack O'Hagan took his place.

**1999-2000** Pam Sabella, President, David White, Pat Liebold, Jim Dickson, Bob Danza, Evelyn Peeples, Don Snyder, John Burokas and Jack O'Hagan.

**2000-2001** David White, President, Jack O'Hagan, Pat Liebold, Jim Dickson, John Burokas, Evelyn Peeples, Ann Cook, Bob Danza and John Kremer.

**APPENDIX I (continued)**

### **Members of the POA Board of Directors**

**2001-2002** David White, President, Jim Dickson, Pat Liebold, John Kremer, Jack O'Hagan, John Burokas, Ann Cook, Jim Watson and Evelyn Peeples. Evelyn Peeples sold her property at Land Harbor and Cille Dempster took her place on the Board till the Election.

**2002-2003** David White, President, John Kremer, John Burokas, Jim Dickson, Cille Dempster, Ann Cook, Jim Martin, Jeff Troy, and Jim Watson.

#### **Added - 2006**

In the summer of 2003, David White, due to health reasons left the Board and Ellis Bennett took his seat on the Board as he was next high in the election.

**2003-2004** Jim Watson, President, Jim Martin, Jeff Troy, John Burokas, Cille Dempster, Ann Cook, Ellis Bennett, Jim Gahring and Jim Dickson. Jim Dickson resigned from the Board and Don Hartig took his place as he was next high in the election.

**2004-2005** Jim Watson, President, Jeff Troy, Ann Cook, Ellis Bennett, Rose Cole, Cille Dempster, Jim Gahring, Jim Martin and Jimmy Goodwin. Jim Martin resigned in December and Ron Fink took his place as he was next high in the election..

**2005-2006** Jim Watson, President, Jeff Troy, Ann Cook, Ellis Bennett, Rose Cole, Jim Gahring, Jimmy Goodwin, Dennis Ellenwood, and Charlie Sims. Ann Cook resigned and Ron Fink took her place as he was next high in the election. In May of 2006 Jim Watson resigned as President and the Board elected Jeff Troy as President.

**2006-2007** Jeff Troy, President, Dennis Ellenwood, Rose Cole, Chuck Abrams, Jimmy Goodwin, Phin Horton, Warren Kempf, Charlie Sims and Jim Watson.

### **APPENDIX II Election Results Since 1983**

<b>Year</b>	<b>Valid Ballots</b>	<b>Winners</b>	<b>No. Votes</b>
1983	735	Ruth Andrews-Russell	477
		John Dickey	365
		Will Saunders, PhD	336
1984	696	Harold Vann	295
		Douglas Ort	266
		Fred Hoehn	266
1985	605	Patti Setzer	421
		Vernon McKittrick	301
		Vince Currie	224

### **APPENDIX II (continued)**

**Election Results Since 1983**

<b>Year</b>	<b>Valid Ballots</b>	<b>Winners</b>	<b>No.Votes</b>
1986	746	Ruth Andrews-Russell James McDaniel Gen. H.B. Hanson, Jr.	508 369 362
1987	755	Harold Vann Orville Underwood Donald Davis	617 486 404
1988	783	Vince Currie B. T. Jones Vernon McKittrick	406 350 343
1989	857	Ruth Andrews-Russell Douglas Knight Gen. H.B. Hanson, Jr.	481 404 365
1990	905	Cornelia Lynn Orville Underwood Benny Frazier Paul Weber	506 503 470 346
1991	746	Paul Weber Doris Doyle Raymond West	514 455 276
1992	746	Douglas Knight Harold McCroskey Joseph Dover	574 492 349
1993	890	Benny Frazier Cornelia Lynn Selma Proudfoot	542 454 381
1994	807	Donald Powers Don Voorhees Pam Sabella	511 488 437
1995	1,029	Fred Lennox Dick Gossett Robert Danza Bill Lund	616 613 503 472

**Election Results Since 1983**

<b>Year</b>	<b>Valid Ballots</b>	<b>Winners</b>	<b>No. Votes</b>
1996	869	Herb Mahota	719
		Bob Hede	562
		Herb Edlund	450
		Larry Hirtz	437
		Thelma Will	401
1997	799	Pam Sabella	516
		David White	406
		Don Snyder	288
1998	784	John Burokas	351
		James Dickson	307
		Bob Danza	304
1999	896	Pat Liebold	502
		Evelyn Peeples	453
		Jack O'Hagan	398
2000	861	David White	578
		Ann Cook	548
		John Kremer	523
2001	797	Jim Dickson	498
		John Burokas	470
		Jim Watson	348
2002	836	Cille Dempster	502
		Jeff Troy	441
		Jim Martin	419
2003	930	Ellis Bennett	742
		Ann Cook	671
		Jim Gahring	612
2004	866	Jim Watson	677
		Rose Cole	514
		Jimmy Goodwin	504
2005	820	Charlie Sims	511
		Jeff Troy	498
		Dennis Ellenwood	452
2006	766	Chuck Abrams	450
		Warren Kempf	339
		Phin Horton	323