



Powderhorn Homeowners Association, Inc.

A Non-Profit Association

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Meeting Minutes

Date: 2/9/2026
Clubhouse

Location: PHOA

Time: 7:00 p.m.

Meeting Type: Regular

Call to Order at 7:00 pm

Board members in attendance:

Ronnie McCarrel, Kathy Wagar, Don Swearingen, Charles Varner, Kevin Grogan, Bill Turek, Betsy Cooper

Residents in attendance – Dwayne Grassie, Fran Turek, Ana Varner

1. Directors' Reports

a. Treasurer

Checking \$54,656.26 Savings \$60,094.32

113 Lexington sold and paid transfer fee.

Will be doing P&L and budget numbers before the end of February.

Invoices for 2026-2027 due will go out around 2/26 but will have a 3/1 date as that is the date of the new fiscal year. Ronnie will do President's letter to send with.

b. Architectural Director

Nothing new to report.

c. Communications Director

Continuing to work on HOA website. Removed outdated information. Will post pool application and rules provided by Bill.

d. Landscape Director

Landscaper cannot locate the signed contract. Kevin thought he may have signed a 3 year contract but wasn't sure since it was several years ago. At this time it appears there is no contract. Kevin will get with the landscape crew to find out exactly what they are doing so that quotes can be gotten.

e. Pool Director

Received invoice to purchase supplies that need replacing. Invoice was \$1700+. Bill will see if there are alternative places to purchase items so it is more cost efficient.

UPM has new parent company Nexus Aquatics Group. UPM cost for the calendar year 2026 will be \$49,598.35. That doesn't include any extra items needed or extra lifeguards not accounted for in the original schedule.

f. Recreational Director

Clubhouse rentals in March and April.

2. Old Business

a. Volleyball Court – Scouts are willing to install volleyball court. No time frame yet. Nick has the net/supplies. Auger will be needed to dig post holes.

b. Tennis Court quotes – Quote of \$7500 for repair of cracks still good.

c. Security system. One camera port is not working. Will continue to try to fix.

3. New Business

a. Christmas party discussion – tabled for a future date.

b. Resident requested a basketball court in the clubhouse area. Questions regarding where it could be placed, liability issues, what size. Don will contact resident to get more information.

c. Fascia falling off clubhouse – Bill will talk with his contractor.

- d. Dogs at 207 Manassas – letter has been sent to renters regarding dogs running loose. Ronnie will send letter to owner of the property if dogs still running loose.
 - e. Neighborhood Watch sign
 - f. Dog poop stations – approx. \$200-\$250 each.
 - g. Budget meeting for 2026
 - h. Lines in the parking lot
 - i. Move 2 chairs away from the pool fence to deter climbing in.
4. Adjournment – 8:01 pm