



Powderhorn Homeowners Association, Inc.

A Non-Profit Association

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Meeting Minutes

Date: 11/10/2025
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, Bill Turek, Betsy Cooper

1. Directors' Reports

a. Treasurer

No change in receivables report. Bank balances remain at \$60,000+ each.

b. Architectural Director

Chickamauga architectural plans approved

c. Communications Director

Continuing to work on HOA website. Looking into who has domain. Use email that ends with sc.org.

d. Landscape Director – director was absent.

e. Pool Director

Waiting on new contract with lifeguard addendum. Requested \$200 for Christmas party supplies. Winterizing invoice needed. Diving board base painted. Approved \$200 to complete painting to avoid rust damage.

- f. Recreational Director
Clubhouse rented for Thanksgiving. Several rentals in December.
Will make list of Yards of the Month.
3. 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 – Ronnie will do survey to see how much use the tennis/pickleball courts are getting.
 - d. Updating the website – Charles working on this and mentioned possibly creating a new website.
 - e. Security system – This has been ordered.
 - f. Possible run off after rains behind the tennis courts – There is a run off pipe in the back behind the tennis court. Don and Bill to look at it again.
 - g. Quarterly Neighborhood Clean Up
4. New Business
- a. Decorating for Christmas will be Saturday, November 28th, 2PM.
 - b. Ladies toilet leaking. Fran offered to look at it and fix.
 - c. Christmas Party Saturday December 13, 5-8PM. Approved \$200 for supplies.
 - d. New double sided signs for Yard of the Month and Best Christmas Decorated House
 - e. Possibly do luminaries for Christmas.
 - f. Short term rentals (ie AirBNB, VRBO) Ronnie will generate letter from the board for the short term rentals with the Board's expectations. Need to decide how violations will be handled. No access to amenities.

Open Forum:

Dwayne Grassie – tree limb from common area hit side of roof in August. Wants 3 more trees
looked at for possible removal.

6. Adjournment – 8:37pm