



# **Powderhorn Homeowners Association, Inc.**

*A Non-Profit Association*

PO Box 951, Simpsonville, SC 29681-0951 ▪ 864.967.3410 ▪ [powderhornschoa@gmail.com](mailto:powderhornschoa@gmail.com) ▪  
[www.powderhornsc.org](http://www.powderhornsc.org)

## **Meeting Minutes**

**Date:** 1/12/2026  
**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, Bill Turek, Betsy Cooper

Resident in attendance – Dwayne Grassie

### 1. Directors' Reports

a. Treasurer

One more lien paid. Four liens remain unpaid.

b. Architectural Director

Construction on house on Chickamauga beginning.

c. Communications Director

Continuing to work on HOA website. Removed outdated information. Need permission to post pictures of house for winner of best decorated.

d. Landscape Director – director was absent.

e. Pool Director

New contract – this year \$46K – added lifeguards based on 2025 use. Need to revisit pool costs going forward. Vendor lined up to paint diving board base.

- f. Recreational Director  
No clubhouse rentals in January. Have a rental in April.

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 – Quote of \$7500 for repair of cracks still good.
- c. Security system. One camera port is not working. Will continue to try to fix.
- e. Update website. Working on updating information on the website.
- 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.

4. New Business

- a. Christmas party discussion – decided it would be better to do a toy/food drive rather than a party. More discussion to finalize details will be done at a later 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.

5. Adjournment – 8:10 pm