



Powderhorn Homeowners Association, Inc.
A Non-Profit Association

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**Board Meeting
Minutes
September 13, 2021
7:00 a.m.
300 Powderhorn Road, Simpsonville**

Board Members

President	Larry Benner	<input checked="" type="checkbox"/>
Vice-President	Caleb Bixby	<input checked="" type="checkbox"/>
Treasurer / Communications Director	Christine Cullen	<input checked="" type="checkbox"/>
Secretary	Jessica Stone	<input type="checkbox"/>
Architectural Director	Kenny McAtee	<input type="checkbox"/>
Landscape Director	Kevin Grogan	<input type="checkbox"/>
Pool Director	Bill Turek	<input checked="" type="checkbox"/>
Recreational Director	Betsy Cooper	<input checked="" type="checkbox"/>

Item (1) Call to Order

President Larry Benner called the meeting to order. Three members were absent. A quorum was established.

Item (2) Directors' Reports

(a) Treasurer

Non-payment of assessments and late fees

Christine Cullen stated 2 of the 3 residents who were the most delinquent in paying their assessments had been in touch with her. The third most delinquent, along with the 7 other residents who had yet to pay for 2021, would be referred for further legal collections. One resident who had entered into a payment agreement had reneged.

Ms. Cullen requested that collection standards be set in place as follows: 1. Past due assessments and fees must be paid prior to fiscal year end with no carry over from year to year; 2. Payment arrangements must be approved by the board and based on circumstances and are to be kept private.

Soccer Shots

Ms. Cullen reported that Soccer Shots had agreed to pay for the use of the soccer field. The rate would be 10% of revenue.

Water bill

Ms. Cullen reported a new extremely high water bill; Mr. Turek discussed this item later during the meeting.

(b) Communications Director

No report

(c) Architectural Director

209 Manassas Dr. Caleb Bixby reported the approval of a fence, shed and tree trimming at 209 Manassas Drive.

(d) Pool Director

New water leak Bill Turek reported a new water leak under the concrete in the storage room of the Clubhouse. He will contact the plumber used for previous leak and discuss the best options. Mr. Turek will also contact an electrician as the transformer may be near the leak. All work will be marked prior to work. The meter was currently off.

Pool Cover Mr. Turek stated the pool cover would be put on the pool on September 8.

Coke machine The Coke machine will stay in place through the winter; it will be moved to a less conspicuous place. A total of \$105 was collected in soda sales.

Lounge chairs Betsy Cooper donated vinyl strapping to repair some of the pool loungers.

Water Pump The pool water pump was in disrepair and needed to be replaced before next season. The current layout of the entire pump room was inefficient. UPM submitted a quote of \$20,796. Additional quotes would be obtained to include option to repair instead of replacement. Mr. Turek will also check on any possible discounts if the work is done before the end of the year. Mr. Benner stated there had been discussions about redoing the pump room for at least 6 years. He was concerned with the capacity to run the pool efficiently.

(e) Landscape Director

No report.

(f) Recreation Director

Clubhouse Betsy Cooper reported that the Clubhouse had been rented for Thanksgiving Day.

There was a request to use the Clubhouse for a political meet-and-greet free of charge. The request was denied.

Guest passes Ms. Cooper stated a neighbor reached out to her regarding the cost of guest passes; the board agreed to revisit the topic on or before the January meeting.

Item (3) Old Business

(a) Board Members

Mr. Benner stated there was currently 1 seat open and 2 additional seats would be coming up for election. He asked if there had been any interest from the neighborhood for new members.

(b) Advertising - newsletter / website

Item was tabled.

(c) Dead tree off Powderhorn Road

Caleb Bixby will look into this.

(d) Fall Yard Sale – September 25

Signs will be put up. Homeowner in attendance expressed concern about traffic. Ms. Cullen will include a statement in the newsletter to remind residents about traffic laws and neighborhood walkers.

(e) Christmas Party

The members in attendance agreed on December 11 (Saturday). Mr. Bixby brought up the possibility of offering pictures with Santa.

(f) Christmas Decorations

Item was tabled.

(g) Chemicals in the pool room

Mr. Turek will check with UPM.

(h) Covenants

Ms. Cullen brought up a possible typo in the covenants regarding interest on unpaid dues per annum. Will consult with accountant/attorney on how to revise to correct as well as confirm if the interested is compounding as currently understood. Item was tabled.

Item (4)

Adjournment

The meeting adjourned at 8:11 p.m.