



**Powderhorn Homeowners Association, Inc.**  
*A Non-Profit Association*

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**Board Meeting  
Minutes  
October 11, 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 checked="" type="checkbox"/>
Architectural Director	Kenny McAtee	<input checked="" type="checkbox"/>
Landscape Director	Kevin Grogan	<input checked="" 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.  
A quorum was established.

**Item (2)      Approval of Minutes**

**Action:** Bill Turek moved to approve the minutes from September 13, 2021.  
Betsy Cooper seconded the motion.

Motion carried unanimously.

**Item (3)      Directors' Reports**

**(a) Treasurer**

*Finances* Christine Cullen reported the following financial information:

Savings	\$24,285
Checking	\$70,853

*Collection of past due assessments* Ms. Cullen stated there was not much movement in collection of past due assessments.

*Water bill* The water bill has decreased but was still higher than expected as the meters were off. An update on usage would be obtained.

**(b) Pool Director**

*Water usage* Bill Turek stated there was a new leak in the storage room under the concrete. Also, the amount of water usage on the most recent bill may be due to the fact that the pool was in use after the last meeting. The water was shut off on September 13. Mr. Turek stated he recently checked the meters and they were “dead still.”

Mr. Turek stated he was waiting on a quote to fix the leak in the storage room. He will report the leak to the insurance company.

*Pool Pumps* Mr. Turek stated the pool pumps needed to be replaced. He received a quote from UPMG and was waiting on another quote from Clarity Pool Management. Mr. Turek stated he had also contacted Genco for a quote and was waiting for a response.

The motors in the pumps were very old as well as the filters. Everything needed to be replaced. Parts were no longer available given the age of the pumps.

Clarity Pool Management offered two options; to remove the hot water heater and install a tankless water heater. All the filters would remain on the floor. The other option was to build a rack and stack them. UPMG offered the same scenario of stacking them.

*Rusted doors* Mr. Turek was in the process of locating contractors.

*Chemical Room Vent* The hose had been dislocated and was under a main A/C trunk line. Mr. Turek stated it may have been that way for years. The situation has been corrected and the smell of chlorine had dissipated somewhat.

**(c) Landscape Director**

*Tree in the Swale* Caleb Bixby reported the tree in the swale had a substantial curve toward the bottom. It would need to be removed professionally. Several companies were mentioned to possibly cut the tree. Kenny McAtee will obtain quotes. ReWa and the City of Simpsonville will also be contacted to see if they would be amendable to removing the tree.

**(d) Recreation Director**

*Clubhouse* Betsy Cooper reported that the Clubhouse was rented for Thursday, October 14, 2021.

There had been interest in renting the Clubhouse on November 14, 2021, for a baby shower.

The rental for Thanksgiving had been cancelled.

Bob Gecy, with the Simpsonville Sentinel, left a voicemail requesting information about renting the clubhouse for a political event. She will follow-up with Mr. Gecy.

*Comments regarding non-payment of assessments* Ms. Cooper stated she was aware of a neighborhood that actually went from a lien on a home for non-payment of assessments to actual foreclosure.

Ms. Cullen stated that the HOA had never taken that route. She had spoken to Rhett Burney and it was an option, along with suing the homeowner.

*Speedbumps*

Ms. Cooper stated a resident had approached her about installing speedbumps on Powderhorn Drive.

Mr. Benner stated speedbumps had been an ongoing discussion with the HOA for a number of years. People would continue to speed unless the Simpsonville Police started issuing tickets or someone was injured.

A resident stated the City of Simpsonville may not permit speedbumps.

*Parking on Powderhorn Road*

Ms. Stone stated residents continue to park on the street on Powderhorn Road. She stated recently, an ambulance was called to one of the houses and had to park in the middle of the street as there were cars parked on both sides of the road.

Ms. Cullen will put something on the webpage and in the newsletter regarding speeding and parking on Powderhorn Road.

**(e) Landscape Director**

*Fire ants*

Kevin Grogan will contact Kingston about treating for fire ants. He did some spot treatments recently and there was a large number of fire ants at the soccer field. With Soccer Shots using the field, the board felt it was imperative to get it treated as soon as possible.

**Item (4)**

**Old Business**

**(a) Nominations for the HOA Board**

Mr. Benner stated the following board seats would be open as follows:

2022      Pool Director  
             Architectural Director  
             Communications Director

2023      Vice-President  
             Secretary  
             Landscape Director

2024      President  
             Treasurer  
             Recreation Director

Mr. Benner encouraged all board members to seek out residents who may be interested in serving on the board.

**Item (5)**

**New Business**

**(b) Online presence**

Mr. Benner stated he had received some correspondence expressing displeasure in the board's online presence, namely getting the minutes and the financials posted timely. He added that he was not in favor of the online presence; however, if the board wanted to continue with the online presence, it needed to be handled more efficiently.

Ms. Stone stated the minutes were not official until approved by the board. She had issue with posting draft minutes prior to approval. If a homeowner was interested in what occurred during the meetings, they needed to attend. She suggested posting the agenda and draft minutes attached. The agenda had to be posted 24 hours in advance of the meeting.

Mr. Benner stated a resident had contacted him the morning following the last meeting and wanted to know why the minutes had not been posted. He had received additional correspondence within the past few days inquiring as to why the minutes and the financials had not been posted. He stated he was not opposed to "killing" the online presence.

Ms. Cullen stated she questioned why the financials and minutes were being posted online for anyone to see.

A resident added that the Powderhorn site was not password protected and could be access by anyone.

Mr. McAtee stated the previous board was harassed constantly about the financials and it was easier to put them on the website. He had no problem if the board chose to discontinue posting. He suggested a disclaimer indicating a time frame for minutes and financials to be posted.

Mr. Benner stated neither the covenants nor the by-laws addressed the posting of minutes and financials online. They have to be made available if a resident requested. If the board chose to continue posting the information online, it would have to be done in a more diligent manner.

Ms. Stone stated parameters would have to be established to determine what was acceptable. She added if the board continued with its online presence, she had no problem posting the minutes once they were approved by the board. If Ms. Cullen reconciles the books on a monthly basis, the financials could be posted once that task was completed.

Mr. Benner stated he would like to see the draft minutes provided to board members as soon as possible to determine if there are any corrections that need to be made.

Ms. Stone stated she was in agreement with Mr. Benner.

It was decided that approved minutes would be posted online within one week of approval.

Ms. Stone suggested the minutes did not have to reviewed during the subsequent meeting. It could be stated that all board members had received a copy of the draft minutes and any

corrections could be made. She agreed to assist Ms. Cullen as needed with posting of information on the website.

Ms. Cooper asked if the website could simply indicate that the minutes and financials were available during the meetings.

Ms. Stone stated she was concerned if the board opted to not post the financials and the minutes online, that some residents may feel that the board was trying to cover things up.

A resident stated he had never known an organization to post draft minutes. A P&L was not necessarily meaningful to the average resident. They were only interested in minimal information.

Ms. Stone suggested the website should indicate that the information was available upon request. There had been problems in the past with board members demanding FOIA requests to see the financial information. She suggested if a resident wanted to see the books, they should be provided without making the resident jump through hoops.

Mr. Bixby stated there were actually very few homeowners interested in the financials and/or minutes.

**Action:**

Bill Turek moved that the financial information would no longer be posted online; minutes would be posted online within after approval within one (1) week after approval.

Motion carried unanimously.

**Item (6)**

**Adjournment**

The meeting adjourned at 8:25 p.m.