



Powderhorn Homeowners Association, Inc.
A Non-Profit Association

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**Board Meeting
Minutes
March 8, 2021
7:00 a.m.
300 Powderhorn Road, Simpsonville**

Board Members

President Pro-tem	Larry Benner	<input checked="" type="checkbox"/>
Vice-President	Julie Smith	<input type="checkbox"/>
Treasurer	VACANT	<input type="checkbox"/>
Secretary	Steve Brandon	<input type="checkbox"/>
Architectural Director	Kenny McAtee	<input type="checkbox"/>
Communications Director	VACANT	<input type="checkbox"/>
Landscape Director	Kevin Grogan	<input checked="" type="checkbox"/>
Pool Director	Bill Turek	<input checked="" type="checkbox"/>
Recreational Director	Gene Warner	<input checked="" type="checkbox"/>

Item (1) Call to Order

President Larry Benner called the meeting in order

Mr. Benner stated a quorum was not established; therefore, no official business was conducted. Several residents were in attendance and expressed concerns. Mr. Benner opened the floor for a general discussion period.

Mr. Benner stated there were currently four vacancies on the board: Vice-President, Treasurer, Secretary and Communications Director. There had been no nominations from the neighborhood in January. Four individuals had expressed interest as follows:

Caleb Bixby – Vice-President
Victoria Patino – Treasurer
Jessica Stone – Secretary
Christina Cullin – Communications Director

No appointments were made due to the quorum issue.

Rob Abson remains in charge of the board's finances. He will be handing over the keys and the QuickBooks information as soon as a Treasurer is in place and/or another name is on the bank account.

D.G. expressed concerns were raised regarding the board appointment members to fill empty seats. He stated the process of doing so was not legal nor was it valid. He revisited several contentious issues with past board members.

Mr. Benner explained that there were no nominations from the neighborhood in January. He stated the neighborhood had to learn from the past and that it could not be ignored.

B.S. expressed concerns regarding how he was treated by the previous Treasurer last summer. It was acknowledged that there had been other similar complaints. Mr. Benner stressed that the new board was aware of the problems in the past with the previous Treasurer and the previous Communications Director. He assured that the new board would not behave in the same manner.

B.S. also expressed concerns about the entrance to the neighborhood. It was agreed that work was needed. L.M. stated that the board had looked into getting a sprinkler system at the sign which would allow flowers. The HOA does not own the land that the sign sits on or the medium. The City of Simpsonville owns the land.

The possibility of putting mulch at the sign was discussed as well as river rock.

B.S. stated there was trash throughout the neighborhood. Everyone agreed that trash was an issue.

A total of \$77,000 was spent on relining the pool last year. The new pool cover cost \$14,000. It would take a few years to recoup those monies.

Mr. Benner stated that Dues Packets were mailed on Monday.

Potential repairs to the clubhouse, parking lot and pool were not critical at this time

The tennis courts are in bad shape. Mr. Benner stated he had been looking into a possible fix that would be less expensive than repaving them. It would cost approximately \$25,000 for the repave. The tennis courts were on the list of needed capital improvements.

Pool sales generated revenue last year and it was hoped that they would again this year. The cost for an outside membership would be \$400 for a family of four. Non-residents can buy day passes, too. Bill Turek, Pool Director, stated there had been interest expressed in swimming lessons. He spoke with Upstate Pools and they were willing to provide the lessons each morning, prior to the official opening of the pool. The parents would pay fees directly to Upstate; the board would not be involved in any way.

Issues with the lifeguards checking for pool passes, number of guests, surveillance system, etc. were discussed.

D.G. stated there were a tree that needed to be removed on the community property. He was advised to discuss with Kenny McAtee, Architectural Director. D.G. stated the landscapers seemed to be doing a good job.

Bill Turek reviewed the following regarding the pool:

1. Key to get into pool
2. DHEC permits needed to be paid
3. Broken pump to be fixed
4. Diving board needed to be repainted
5. Can Upstate Pool check the diving board to see if it is okay?
6. Pool schedule
7. Lifeguards schedule
8. Opening time of pool – 10 am or 10:30 am?
9. Swimming lessons
10. Drainage trap (Kevin Grogan will fix)
11. Print pool passes – need color printer (Rob Abson has the printer)

Governor McMaster has lifted restrictions on gatherings due to COVID-19. Will discuss Clubhouse capacity and rentals at a later date. Gene Warner stated it would be too expensive to clean the clubhouse after rentals. The cost of cleaning to be added to rental fee was explored.

W.C. requested who to contact regarding some improvements to his property. He was advised to contact Kenny McAtee.

B.S. stated he would be willing to assist as needed.

Mr. Benner stated he was in favor of a digital newsletter as opposed to a printed one. It would be much less expensive.

Moving forward, positions had to be filled. Mr. Benner stated he had all accounts and passwords. The Facebook page was not necessary.

Mr. Benner stressed to all attendees that the new board was fully aware of problems in the past. He was confident that similar issues would be avoided.

The meeting adjourned at 8:25 p.m.