



Powderhorn Homeowners Association, Inc.
A Non-Profit Association

PO Box 951, Simpsonville, SC 29681-0951 ▪ 864.967.3410 ▪ powderhornschoa@gmail.com ▪ www.powderhornsc.org

**Board Meeting
Minutes
January 10, 2022
7:00 a.m.
300 Powderhorn Road, Simpsonville**

Board Members

President	Larry Benner	<input checked="" type="checkbox"/>
Vice-President	Caleb Bixby	<input type="checkbox"/>
Treasurer / Communications Director	Christine Cullen	<input checked="" type="checkbox"/>
Secretary	Jessica Stone	<input checked="" type="checkbox"/>
Architectural Director	Kenny McAtee	<input 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 November 8, 2021.

Betsy Cooper seconded the motion.

Motion carried unanimously.

Item (3) Directors' Reports

(a) Treasurer

Christine Cullen reported the following financial information:

Collection of past due assessments

There were currently nine (9) homeowners with past due balances of over \$250.00. She continued to work with the attorney regarding the best way to handle the situation.

Finances

There was currently a combined total of \$69,962 in checking and savings.

Pump Room Project A partial payment of 25% has been made on the pump room project. The remaining balance will be split up 50% for the next payment and the remaining 25% once the project was completed.

(b) Communications

Parking on street Ms. Cullen stated she updated the website and the Facebook page in regards to parking on the street.

(c) Landscaping

Landscape contract Mr. Grogan stated he spoke with Mr. Kingston, our current landscape contractor. The contract is due for renewal in April. Mr. Kingston stated he plans to charge an additional \$50.00 per month for his services; the new monthly rate will be \$1250.00 as opposed to \$1200.00. Mr. Grogan stated the new amount was still within the HOA's budgeted amount for landscaping. The contract is renewed on a yearly basis.

Mr. Benner asked if there were plans to solicit for competitive bids from other companies.

Mr. Grogan stated he had not planned to do so as it would more than likely be very difficult to find another company willing to mow all the areas in the neighborhood for the new price quoted by Mr. Kingston.

Ms. Cooper stated she agreed that there were so many little areas in the neighborhood that it would be difficult to find another contractor.

Ms. Stone stated it would be difficult for a new contractor to learn what was needed.

Mr. Benner stated he would like to see some competitive bids. He suggested speaking to Mr. Kingston about a longer contract, perhaps renewable every 2-3 years. He may be willing to keep the price as it was if the contract was extended. It would lock in the price and give Mr. Kingston added security.

Mr. Grogan will speak with the contractor as well as obtain a couple of quotes from other landscape companies.

(d) Pool Director

Pump Room Mr. Turek reported that the pool pump room now had new filter housing, new plumbing and a new motor. The motor was energy efficient and should reduce the electric bills. The sand has not been put in as of yet; however, that was not a concern now as it was not being used.

Leak The leak in the storage room has been fixed. The hole was approximately 3' long, 18" deep and 24" wide. The cost of the repairs was a little more than \$2300.00.

Food Trucks Mr. Turek will apply for a license to have food trucks for the summer months. He planned to schedule the trucks for Saturdays, as the pool was the most crowded at that time.

Ms. Cooper inquired if there had to be a guarantee of a certain amount the trucks took in for profits.

Mr. Turek stated he had not heard anything about that.

Mr. Benner stated Chick-fil-A required a minimum profit.

Coke Machine

The Coke machine needed to be moved to the other side of the pump room doors to be more in a shaded area. Last summer, the machine did not work well as it was sitting in direct sunlight.

Mr. Benner inquired about servicing the machine.

Mr. Turek stated the company will service it prior to opening of the pool.

Lifeguard Schedule

Mr. Turek stated he had been contemplating changing the lifeguard schedule for the upcoming pool season, but, had since reconsidered. A number of young mothers wanted to use the pool in the early morning for their young children. The pool will continue to open at 9:30 a.m.

Mr. Benner stated when the finance packages are sent out, a pool schedule needs to be included. He would like for the packages to be in the mail no later than February 10. They were sent out late last year and he did not the same thing to happen this year. The due date for assessments will be March 31.

Mr. Turek stated he will also include instructions for obtaining pool passes. Last year, everyone got new pool passes. Those passes will have to be punched once he verifies the residents are current with dues. He anticipated only a few new passes for this year.

(e) Recreation Director

Clubhouse

Ms. Cooper reported that the Clubhouse was rented twice in December and once in January. All the renters did good job with cleaning; she was very pleased with the way the Clubhouse was left after each rental.

Clubhouse Cleaning

A resident, Louise Mabry, presented her proposal for cleaning the Clubhouse. She did a very good job of cleaning. She noticed minor details that renters would not such as filling the soap containers, etc. Ms. Mabry had been cleaning the Clubhouse for quite some time. She has always done a very good job.

Mr. Benner advised that there was not need to obtain multiple bids for cleaving. Ms. Mabry did a very good job. It was suggested that a quarterly cleaning was necessary.

Action:

Ms. Cooper moved to continue to retain Louise Mabry to clean the Clubhouse on an as needed basis.

Ms. Stone seconded the motion.

Motion carried unanimously.

Updating Clubhouse

Ms. Cullen stated it was time for an update in the Clubhouse. The entire building needed new paint. She obtained a quote of \$5,100.00 (including supplies) for both bathrooms, walls including trim and the kitchen cabinets. The quote did not include the wood trim.

A discussion followed regarding purchasing good used furniture after the painting was completed.

Item (4)

Old Business

(a) Nominations for the HOA Board

Mr. Benner stated the following board seats would be open this year:

2022 Pool Director
 Architectural Director
 Communications Director (*currently a vacant position*)

Mr. Benner reported that Bill Turek planned to run as Pool Director again. He encouraged all board members to seek out individuals interested to be on the board.

(b) Annual Dues

Annual Dues Increase

Mr. Benner stated the annual dues have not increased since 2020. According to our covenants, the dues can be increased 5% per year. With anticipated costs for Clubhouse updates, possible increase in yearly landscape and other additional expenses, it may be wise to increase the yearly assessments. It would be nice to have money put away for major repairs such as the tennis courts and paving the parking lot.

Playground Equipment

Playground equipment was discussed along with liability issues.

Ms. Stone stated the hesitancy may be linked to past board members who were not in favor of playground equipment. Other neighborhoods have playgrounds. It would be better to actually explore the notion as opposed to automatically assuming it was a bad idea.

Action:

Ms. Stone moved to increase the annual dues by \$15.00 per year per household.

Ms. Cullen seconded the motion.

Motion carried.

(c) Christmas Party

Christmas Party

Mr. Benner thanked all those individuals who worked so hard to make the Christmas party such a success. Santa and Ms. Claus were amazing. Not many children attended. It was stated that getting the word out well in advance was needed for t

(d) Upcoming Budget

Mr. Benner requested board input regarding the anticipated budgets for the upcoming fiscal year.

Election ballots will be sent with the dues packets.

(e) Dues packages

It was decided that packets will not include a self-addressed envelope. Residents can choose to either purchase a stamp or place their payments in the drop box.

Ms. Cullen stated she planned to explore online payments.

(f) Bank Accounts

Ms. Cullen requested looking into a new bank. She will explore a new bank.

Mr. Benner stated there were some problems in the past and the decision was made to change.

Mr. Benner stated the HOA needed to be cognizant of any fees, etc., associated with changing banks.

(g) Neighborhood Break-ins

D.G. brought up the issue of break-ins in our neighborhood. It was very disturbing.

The possibility of a Neighborhood Watch was discussed.

L.M. stated she had been advised that homeless people were living behind Little Caesar's. It was very disturbing to think that this was occurring in the neighborhood.

Ms. Stone stated she had contacted the Simpsonville Police regarding Neighborhood Watch. They will show how to get signs for such and how to set up a Neighborhood Watch.

It was suggested that the Clubhouse cameras be updated.

Item (5)

Adjournment

The meeting adjourned at 8:23 p.m.