



Powderhorn Homeowners Association, Inc.
A Non-Profit Association

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**Board Meeting
Minutes
July 12, 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	VACANT	<input type="checkbox"/>

Item (1) Call to Order

President Larry Benner called the meeting to order.

Mr. Benner stated Gene Warner had resigned from the board.

Item (2) Approval of Minutes:

Secretary Jessica Stone reviewed the Minutes from May 10, 2021 and Meeting Notes from June 7, 2021.

Minutes from May 10, 2021 were unanimously approved.

Item (3) Directors' Reports

(a) Treasurer

Leak in Clubhouse Christine Cullen stated the leak repair at the pool was completed and paid for.

Breaker at pool A breaker was replaced at the pool for a cost of \$510.00

Outstanding Assessment Balances There are currently 12 residents with outstanding assessment balances; three (3) from 2021 and nine (9) from 2021 and beyond. One homeowner has not paid since 2015; the property had been sold. Closing was scheduled for July 12, 2021; approximately \$2800 was owed. Ms.

Cullen stated no liens have been filed. Since no liens have been placed on any of the properties with outstanding balances, the HOA may not be able to recoup those funds.

Ms. Cullen stated some of the homeowners' with outstanding balances had statements indicating "collections" and/or "attorney fees"; however, nothing had ever been filed with the attorney. Rhett Burney, Attorney, had indicated that fees per a letter to the homeowner was \$75 and another \$75 to place a lien on the property.

Ms. Cullen will take all non-payments to Rhett Burney next week. At this point, \$8700 was owed. That amount did not include those homeowners' who had reached out with extenuating circumstances. The second late notice will indicate a statement regarding special circumstances for payment. Ms. Cullen will ask Mr. Burney to include a similar statement in any correspondence he has with residents.

Pool Guest Passes A total of \$505 had been sold in pool guest passes.

Outside Pool Memberships A total of \$10,800 in outside pool memberships.

Bonding The HOA's insurance will cover for the same types of issues as bonding. The HOA was currently covered for \$65,000. To increase the amount to \$100,000 would be an additional \$17 per year.

Action: Caleb Bixby moved to approve an additional \$17 per year for increased coverage amount.

Action: Bill Turek seconded the motion.

Motion carried unanimously.

Expenses Ms. Cullen stated Upstate Pool Management had agreed to a \$300 credit for the water waste.

(b) Communications

Soccer Shots Ms. Cullen stated Soccer Shots had contacted her about renting the soccer field for small children to practice. Initially, they wanted to use the field for free. Other communities charged \$20 per hour or 10% of the amount made off the location at the end of the season. All insurance liability was covered by Soccer Shots. Registration was open to anyone living in Simpsonville. It would run from 09.11 until 11.13.21.

It was decided that the 10% if the amount made off location would be charged.

Mr. Bixby stated Soccer Shots taught basic soccer skills to small children. His children had participated. Parents pay Soccer Shots for the lessons.

Kingston Landscapers will be asked to assess fire ants on the field and treat, if necessary.

Action: Jessica Stone moved to allow Soccer Shots to use the soccer field.

Action: Caleb Bixby seconded the motion.

Motion carried unanimously.

(c) Landscape Director

*110 Canebrake -
Tree in yard*

Kevin Grogan stated he went by 110 Canebrake; the house with the 30' tree felled in the yard. There was also a car backed into the driveway that did not appear to have been moved in quite some time. Mr. Grogan stated he had not written a letter to the homeowner as of yet. According to the by-laws, the HOA can pay a contractor to remove the tree and charge the homeowner. He did not feel a letter would make a difference.

Ms. Cullen stated the owner of the property had not paid any assessments since 2014. It was possibly a rental property. Mr. Burney will be contacted immediately regarding the property.

Bamboo

The HOA will not cut the bamboo reported by a homeowner. They had requested the common area be cleared of the bamboo. Mr. Grogan had informed the homeowner that it was necessary to determine where the property lines were. Mr. Benner stated the HOA would not set a precedence by cutting the bamboo. The HOA will take care of trees that are a danger but will not remove underbrush, weeds, etc. It was suggested to check with the City of Simpsonville to see if the bamboo, a noxious growth, was a violation of any city ordinance.

Mr. Grogan will check with the City of Simpsonville Codes Enforcement regarding the HOA's responsibility to maintain the area.

(d) Pool Director

Water Leak

Mr. Turek stated he had spoken to Greg Houston with Nationwide Insurance about the water leak. He had not read the response and would report back at the next meeting.

There was a leak under the clubhouse; the HOA had been paying in excess of \$300 per month in water for the clubhouse alone, for quite some time. There may be some reimbursement from Greenville Water as there was a leak; a usage drop must be present.

Duke Power

Mr. Turek filed a complaint with Duke Power for reimbursement for replacing the circuit breaker. He has not received a reply.

(e) Architectural Director

Mowing

Kenny McAtee reported that some residents along Powderhorn Road don't want the common area of their yards mowed.

*Fences along
Powderhorn Road*

Some residents along Powderhorn Road want to put up a fence. The homeowner will be responsible for the survey.

103 Brandon Court

Tree has been removed. Mr. McAtee stated the HOA did not authorize the removal. The homeowner may have taken care of the issue.

114 Harper's Ferry

Ms. Cullen inquired about the property.

Mr. McAtee stated he had no additional information. There had been a request to combine two properties and came up with an equitable assessment.

Richmond Court

Fence is falling down and the property is owned by a management company. Mr. McAtee will contact the company about replacing the fence.

Item (4)

Old Business

- (a) Water bills / leak – see above
- (b) Bonding of President and Treasurer – see above
- (c) Tree removal along path from Brandon Court to Clubhouse – see above
- (d) Board Members

Betsy Cooper has agreed to fill the position of Recreation Director. The position of Communications Director was still open. Christine Cullen will continue to handle the issue with Soccer Shots.

Action:

Bill Turek moved to accept Betsy Cooper as Recreation Director.

Action:

Kenny McAtee seconded the motion.

Motion carried unanimously.

- (e) Clubhouse Cleaning / Sanitizing – not discussed
- (f) Parking lot patching

Plans are still underway to patch the parking lot.

Item (5)

New Business

- (a) Newsletter
 - i. Advertisements

Mr. Benner stated Mosquito Hunters had expressed a desire to advertise in the newsletter. Ms. Cullen stated the cost to run an additional page to accommodate the ad would be nominal, given the fact that the newsletter was now sent to most residents electronically as opposed to written form. It would basically be a formatting change.

Ms. Cullen suggested a discount to homeowners.

Mr. Benner will contact Mosquito Hunters and discuss prices.

- ii. Content - not discussed
 - iii. Distribution – not discussed
- (b) Exhaust fan for the Chemical Room – not discussed

- (c) Late fees – see above
- (d) Stump along median on Powderhorn Road – Kenny McAtee will get a quote.

Item (6)

Adjournment

The meeting adjourned at 8:17 p.m.