



Powderhorn Homeowners Association, Inc.
A Non-Profit Association

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**Board Meeting
Minutes
August 9, 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.

Item (2) Approval of Minutes:

Secretary Jessica Stone reviewed the Minutes from July 12, 2021.

Minutes from July 12, 2021 were unanimously approved.

Item (3) Directors' Reports

(a) Treasurer

Lawsuits for non-payment of assessments

Ms. Cullen stated she spoke with Rhett Burney and advised that she will work with residents who are in arrears. She will also contact Mr. Burney for assistance with Magistrate's Court, if necessary.

Frontier bill

Christine Cullen stated the Frontier bill for telephone and internet service is \$156.00 each month. The account was last reviewed 7 years ago. After speaking with Customer Service, the bill was decreased to \$80.00 per month. Ms. Cullen asked if internet service should be dropped; the bill would decrease even more, if the board chose to stop internet. A landline is required by DHEC but not internet. If the board chose to drop internet, Ms. Cullen would reach out to various landline phone providers for pricing.

Jessica Stone inquired why internet was put in place at the Clubhouse.

Ms. Cullen stated she was unaware why the previous board chose to have internet services at the Clubhouse.

Bill Turek stated internet service was required for the security system. He has not been able to log into the system.

Larry Benner stated there was a total of 7 cameras around the property.

(b) Recreation Director

Clubhouse rental Betsy Cooper stated the Clubhouse was recently rented. After the event, Ms. Cooper stated the Clubhouse was previously rented. The renter left the Clubhouse in great condition; it appeared very clean. The code to the door was changed after the event. The renter expressed a possible desire to rent the Clubhouse during Thanksgiving. She stated the building was great.

Ms. Cooper stated there were no other rentals on the books at this time.

(c) Pool Director

Insurance compensation Bill Turek stated Nationwide paid almost \$8000.00 for the leak. The monies will be deposited for future repairs or upgrades. The carpet in the Clubhouse was in good shape, even though a small section had to be cut out to repair the leak. It was glued back down and an area rug now covers the area. The cost to repair the leak was approximately \$5000.00.

Coke machine The Coke machine was still fairly full. Only Dr. Pepper and Sprite appear to be selling.

End of season pool party An end of season pool party will be held Saturday, September 11. The excess cans and bottles of soda will be used at the party, instead of buying more. Hot dogs will be served as well as ice cream.

Lounge chairs Mr. Turek stated he repaired two of the lounge chairs for a total cost of \$16.00 as opposed to purchasing new ones for \$128 each. He also rebuilt 2 umbrellas out of 5 that were broken. New umbrellas would cost about \$110 each.

Duke Energy Duke Energy refused the \$500 claim filed regarding the electrical issues related to one of the pumps. Mr. Turek stated he has tried to call them several times and has been unable to speak to anyone. At this point, it may not be worth it to continue to pursue the issue.

Vent fan in chemical room Mr. Turek stated the vent fan in the chemical room was not working. The electrician found a switch in the lifeguard shack and the batteries were dead. They have now been replaced and the fan is working fine.

(d) Landscape Director

Stump removal Several quotes have been obtained regarding removal of tree stumps. Quotes range from \$75 up to \$150 per stump.

Ms. Cullen inquired about the resident that had some trees removed and had requested that the HOA reimburse some of the cost.

Mr. Benner stated the two trees that were removed were located on Brandon Court. One was definitely dead; it was unknown if the other one was dead or not. The trees were in a wooded area where some residents have cleared a path to access the pool. The residents were concerned about the trees possibly falling on someone walking along the path. Mr. Benner stated the board has not made it a practice to remove trees in the wooded areas unless the tree was threatening damage to a home. He added that he was not necessarily in favor of paying for the removal of the trees. The trees were cut down and rolled away from the path. The homeowners paid \$1000 to remove the trees. Kenny McAtee had gotten a quote of \$2000 to remove them. The trees were located on the HOA's common ground.

Kevin Grogan stated both of the trees were dead. The homeowner had asked for reimbursement. The homeowner had not submitted an invoice or receipt for removal of the trees. The homeowner provided a copy of a cancelled check.

Ms. Stone asked if multiple residents used the path or just the homeowner who removed the trees.

Mr. Benner stated path was not created nor maintained by the HOA. Anyone could use the path. Previously, the homeowners had requested the path be terraced to prevent mud runoff into the cul-de-sac. The board refused.

Ms. Cooper stated she did not feel the HOA should maintain something it did not create.

Ms. Stone stated she agreed. If the residents created the path they should maintain it.

Mr. Bixby asked if the residents requested to remove the trees.

Mr. Benner confirmed they did request that the board have the trees removed. The issue had been bounced around for several months with no resolution.

A resident, DW, stated if the trees were dead and fell on someone or something, it would be considered negligence. If the trees were alive and fell on someone or something, insurance would pay. It was his opinion that any dead trees on common area should be removed. The "stump rule" in the covenants was mainly in regards to yards, not the common area.

Mr. Benner stated there was some verbiage in the covenants that a resident must obtain board approval for improvements. If they do not, the board can force the resident to remove the improvement or redo it. Enforcement is the issue.

Mr. Bixby stated the "neighborly" thing to do would be to split the cost with the resident; however, that would "open up a can of worms."

Action:

Bill Turek moved to not reimburse the resident for the cost to remove the trees.

Motion carried.

Action: Jessica Stone moved to have the stump at the entrance to the neighborhood removed at a cost of \$100.00.

Motion carried.

Item (4) **Old Business**

- (a) Board Members
- (b) Tree removal along Brandon Court (see above)
- (c) Late fees

Ms. Cullen has discussed this issue with Rhett Burney. She will follow-up with him.

- (d) Soccer Shots

Soccer Shots starts September 11, 2021.

Clubhouse Cleaning / Sanitizing – not discussed

- (e) Newsletter

Advertisements

Mosquito Hunters has already spent their advertising budget for this year. If they decide to advertise next year, homeowners using the service will get a \$10 discount.

Ms. Cullen stated she smoke with them and she was under the impression that the discount would be for the board members only.

It was determined if the discount could not be offered to all of the residents, then the deal would not be taken.

Item tabled at this time.

Item (5) **New Business**

Action: Ms. Cullen moved to schedule the Fall Yard Sale for September 25, starting at 8:00 a.m.

Motion carried unanimously.

Alcohol for rentals The issue of alcohol being served by renters was raised. Alcohol is not permitted at the pool. It is unknown if that is addressed by our insurance policy.

The issue was tabled and will be discussed later.

Elections for new board members Mr. Benner reminded everyone that elections for new members will be held shortly. He stated each board member should be looking for residents interested.

Item (6)

Adjournment

The meeting adjourned at 8:00 p.m.