

Powderhorn Homeowners Association, Inc

A Non-Profit Organization

PO Box 951, Simpsonville, SC 29681-0951 · 864-967-3410 · powderhornschoa@gmail.com · www.powderhornsc.org

Powderhorn HOA Board Meeting

January 14, 2019
Location – PHOA Clubhouse

Board Members in Attendance

President	Rob Abson	<input type="checkbox"/>
Vice President	VACANT	<input type="checkbox"/>
Treasurer	Josh Schofer	<input checked="" type="checkbox"/>
Secretary	Steve Brandon	<input checked="" type="checkbox"/>
Architectural Director	Kenny McAtee	<input checked="" type="checkbox"/>
Communications Director	Hannah Schwabe	<input checked="" type="checkbox"/>
Landscape Director	Larry Benner	<input checked="" type="checkbox"/>
Pool Director	Claudine Schofer	<input checked="" type="checkbox"/>
Recreational Director	Gene Warner	<input checked="" type="checkbox"/>

Item	Minutes
1	<p>Call to Order</p> <ul style="list-style-type: none"> Meeting was called to order at 7:00 pm.
2	<p>Approval of Minutes</p> <ul style="list-style-type: none"> MOTION: Gene Warner moved and Kenny McAtee seconded a motion to approve the minutes from the January 6, 2019 special board meeting. VOTE RESULTS: Aye – 7 Nay – 0
2	<p>Treasurer’s Report</p> <ul style="list-style-type: none"> Discussion regarding the Frontier landline in the clubhouse. A new contract with Frontier will offer a basic internet connection and will cost \$78 per month which is a savings of \$18 per month over the current Frontier contract. The landline is required for pool safety. MOTION: Claudine Schofer moved and Gene Warner seconded a motion to change the contract with Frontier for the clubhouse landline. VOTE RESULTS: Aye – 7 Nay – 0 MOTION: Josh Schofer moved and Steve Brandon seconded a motion to raise the annual dues from \$325 to \$335 which is an increase of 3.07%. VOTE RESULTS: Aye – 7 Nay – 0
3	<p>Architectural</p> <ul style="list-style-type: none"> Kenny McAtee reported that the removal of dead/damaged trees on common property behind the clubhouse will cost approximately \$375.
4	<p>Communications</p> <ul style="list-style-type: none"> Hannah Schwabe stated she is working on the official website and the neighborhood newsletter.
5	<p>Landscape</p> <ul style="list-style-type: none"> Larry Benner is investigating quotes from landscaping contractors.

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6	Pool <ul style="list-style-type: none">• Discussion regarding items in need of maintenance. Decision was made to compile a list of items with the goal of prioritizing them as some items need to be addressed before moving on to other items for technical reasons.
7	Recreational <ul style="list-style-type: none">• Gene Warner reported we had 20 clubhouse rentals since April.• Gene presented samples and quotes from two flooring contractors (BMG Flooring & Tile Center quoted \$4,706.44 and Greer Flooring Center quoted \$5,491.52) to replace the clubhouse carpeting and tile. Gene indicated that many of the renters have commented on the condition of the present carpeting, which has been in place for approximately 16 years. Board members agreed regarding the importance of replacing the flooring soon but discussion was tabled pending recommendations from contractors as to whether the exterior clubhouse door frames should be repaired before or after installation of new carpeting. Gene will gather information regarding this.
8	Neighborhood
9	Old Business
10	New Business <ul style="list-style-type: none">• Josh Schofer reported on his discussion with Simpsonville codes enforcement regarding common property at the front of the neighborhood. Josh indicated that it may be necessary to have it cleared at some point but Duke will first be contacted regarding their schedule for clearing the land under the power lines between the front of Powderhorn and the commercial property to the North-West.• Discussion of upcoming elections and plans for communicating with the association members with feedback from members present.
11	Adjournment <ul style="list-style-type: none">• MOTION: Larry Benner moved and Gene Warner seconded a motion to adjourn the meeting at 8:07 pm. VOTE RESULTS: Aye – 7 Nay – 0

Approval of Minutes

- **MOTION:** Claudine Schofer moved and Rob Abson seconded a motion to approve the minutes from the January 14, 2019 regular meeting and the January 21, 2019 special board meeting on February 11, 2019.
VOTE RESULTS: Aye – 7 Nay – 0