



Powderhorn Homeowners Association, Inc.
A Non-Profit Association

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**Board Meeting
Minutes
June 14, 2021
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 type="checkbox"/>
Pool Director	Bill Turek	<input checked="" type="checkbox"/>
Recreational Director	Gene Warner	<input type="checkbox"/>

Item (1) Call to Order

There was not a quorum of board members present.

Mr. Benner stated in the absence of a quorum, the time allotted for the board meeting would be used for an information session.

The following items were discussed:

Leak in Clubhouse

Bill Turek, Pool Director, stated there was a leak inside the clubhouse. A contractor would be assessing the situation on Wednesday, June 16. The leak could be the reason for the fluctuating water bills. Christina Cullen offered to contact Greenville Water and ReWa to see if there would be any reimbursement for charges related to the leak. The floor of the clubhouse is concrete and it was unknown what the repair would entail or the possible cost. The carpet would have to be cut but could possibly be glued back down. An area rug could be purchased to cover the area, if necessary.

Food Trucks

A Special Event Application must be filed with the City of Simpsonville in order to allow food trucks to sell on the premises. The cost of the application is \$50 per year and would take about 1 month to process. No application will be submitted this year due to time constraints; however, the board members present indicated it would be a good idea for the future.

<i>Vending Machine</i>	Mr. Turek stated the soda machine had been ordered. It would dispense Coke products only. The charge would be \$1.50 for each can. A deposit of \$250 had been paid. The board would be responsible for stocking the machine and taking the money out.
<i>July 4 Pool Party</i>	The July 4 Pool Party would be held on Saturday, July 3.
<i>Expense Reimbursements</i>	Mr. Turek asked about reimbursement for expenses. He has purchased several items and wanted to be reimbursed. He was advised to submit the receipts to Christine Cullen for reimbursement.
<i>Lounge Chairs</i>	Mr. Turek reported that five (5) lounge chairs needed to be either repaired or replaced. They cost \$128 each.
<i>Mini-fridge for lifeguards</i>	Mr. Turek inquired about the mini-fridge in for the lifeguards. The one they were using had quit working. He will look into the cost to replace it.
<i>Newsletter</i>	Ms. Cullen volunteered to deliver the last newsletter. A holder has been placed at the clubhouse with copies of the newsletter. It will no longer be mailed out or hand delivered.
<i>HOA Assessments</i>	Ms. Cullen stated all households had paid except 34; there were 19 with balances from previous years. The 2021 invoices did not include any previous amounts. Ms. Cullen will send new notices with any past due amounts included. Seven (7) households included late fees in their payments as they were under the impression that the first late fee would be assessed on June 1. Those households would be reimbursed.
<i>Upstate Pool Management Payment / Electronic Payments</i>	Upstate Pool Management (UPM) had reported that they had not received payment. The prospect of using electronic payments was discussed to avoid late payments and allow residents to make payments electronically.
<i>Accounts</i>	Current balances: \$95,000 checking \$17,000 savings
<i>Flowers at front sign</i>	Christine spoke with Felicity's Flowers about flowers at the sign. The yearly cost would be \$1000.
<i>Tree Stump</i>	The City of Simpsonville removed a dead tree in the median. The HOA will be responsible for removing the stump.
<i>Bamboo</i>	A resident reported bamboo growing in the easement behind their home. Bamboo is very invasive and could damage the utilities. Kingston will be contacted regarding removal and cost.
<i>Miscellaneous issues</i>	<ul style="list-style-type: none"> ● Loud cars – will put something in the newsletter ● Motorcycles seem to have slowed down ● Homes with messy yards – Simpsonville Codes normally has to get several phone calls before they take action.

Dismissed at 8:25 p.m.