



Powderhorn Homeowners Association, Inc.
A Non-Profit Association

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**Board Meeting
Minutes
May 10, 2021
7:00 a.m.
300 Powderhorn Road, Simpsonville**

Board Members

President Pro-tem	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	Gene Warner	<input checked="" type="checkbox"/>

Item (1) Call to Order

President Larry Benner called the meeting in order and a quorum was established.

Item (2) Approval of Minutes

Jessica Stone reviewed the minutes of the April 12, 2021, Regular Meeting.

Action: Caleb Bixby moved to approve the minutes of the April 12, 2021, Regular Meeting.

Motion carried unanimously.

Item (3) Directors Reports

a. Treasurer

Profit and Loss Statement The Profit and Loss statement was provided. Major expenses for the last few months have been for the pool.

Assessments Ms. Cullen stated that approximately 40 households have yet to pay yearly assessments; she requested direction on the next steps.

Rob Abson stated historically a reminder letter was sent first to those households; if they continued to owe, a referral was made to Attorney Rhett Burney. If the situation continued, a lien was placed on the property. If the homeowner made the decision to sell, the sale would not be complete until the HOA was paid in full. Mr. Abson stated there were a number of chronic offenders in the neighborhood.

Mr. Benner stated since the invoices were sent out late, the first late notice would be sent out June 1, followed by the second notice on July 1 and the final notice on August 1. Mr. Burney would be contacted if there was no response from the homeowner after the final notice.

Communications Director

Social Media Presence Ms. Cullen proposed a Powderhorn Facebook page that would be limited to announcements only; comments would not be allowed. She would be the moderator and she has past experience doing so. Ms. Cullen stated the Facebook page would serve as another avenue for residents to obtain information about the neighborhood.

D.G. suggested *Nextdoor*.

Action: Ms. Stone moved to approve the Treasurer's Report.

Mr. Warner seconded the motion.

Motion carried unanimously.

b. Architectural Director

107 Manassas Drive Mr. McAtee stated the homeowner at 107 Manassas had requested to put up a fence and remove a couple of trees. They were advised to check with their neighbors to see if there was any opposition. A partial fence was already in place.

108 Vicksburg Court The homeowner at 108 Vicksburg Court had requested to put up a fence and remove a couple of trees. It would be a chain-link fence in the back and a 6' privacy fence facing the road and halfway up the side of the house. Initially, the homeowner wanted to put the fence off the front of the house, but, Mr. McAtee stated it would encroach on the neighbor's property.

c. Landscape Director

Keys – pool and tennis courts Mr. Grogan stated he would be giving the landscape company the keys to the pool and the tennis courts. He took pictures of both the keys and the locks.

Grass cutting There had been a complaint about someone not cutting their grass. Mr. Grogan planned to contact them in writing. He added they bought the house in 2018 and there had never been a problem.

110 Canebrake Mr. Grogan stated he would also send a letter to 110 Canebrake stating there had been complaints about the condition of their yard.

d. Pool Director

Pool Passes Mr. Turek stated pool passes would be handed out on Wednesday, May 12, at 5:30 p.m. in front of the Clubhouse.

Pool Capacity UPMG had informed Mr. Turek they have not been advised of capacities by DHED as they relate to COVID-19.

Liability Insurance Coverage The Association's insurance policy stipulated \$1,000,000 in liability coverage, which met the requirements in the contract with UPMG.

Pool pump motor replacement Mr. Turek stated the pool pump motor was replaced and the filters were now running.

Pool Maintenance Issues Jose Gomez completed the following:
1. painted the restroom and pump room doors
2. replaced weather-stripping on doors
3. repaired threshold of barn door
4. painted diving board frame with special paint

Total cost - \$700.00

Barn light pole The light pole located in front of the barn was the responsibility of the HOA, not Duke Energy. The switch was broken and Mr. Turek and Mr. Grogan would be replacing it in the near future.

Chemical storage room vent fan The fan was corroded and not working. UPMG had advised that simply replacing the fan would not rectify the situation. A solution to properly vent the room was recommended by UPMG; a fan close to the door to force the air out was suggested (pressurizing the room). Mr. Turek stated he would explore the costs involved.

e. Recreation Director

Mr. Warner stated the Clubhouse would only be rented on weekends which would give seven (7) days between rentals. He added 25-35 was the maximum amount of people allowed in the Clubhouse.

Resignation Mr. Warner stated he had retracted his resignation from the board.

Item (4)

Old Business

a. Multiple Quotes

Item was not discussed due to time constraints.

b. Tree Removal along path from Brandon Court to Clubhouse

Item was not discussed due to time constraints.

c. Bonding of President / Treasurer

Bonding of President and Treasurer

Ms. Cullen stated she had explored the bonding issue and there were two (2) options. The entire board could be covered for (1) a yearly fee of \$126 for a \$10,000 bond or (2) a yearly fee of \$359 for a \$100,000 bond. Ms. Cullen stated the Association’s insurance broker stated the entire board needed to be bonded. The bonding was to cover the HOA against any type of indiscretion regarding finances by a board member. The by-laws also stipulate that bonding was required.

Ms. Stone stated as the Association’s yearly income was approximately \$100,000, it would appear prudent to choose the \$100,000 bond for \$359 per year.

d. Pool Memberships

Item was not discussed due to time constraints.

e. Board Members

Item was not discussed due to time constraints.

f. Yard Sale

Yard Sale Banner and Advertisement

Yard Sale to be held May 15. The banner will be put up at the entrance of the neighborhood.

Ms. Stone stated she contacted former board member, Glori Gossett. Ms. Gossett was in charge of the newsletter some years ago. When asked about advertisements for the newsletter, Ms. Gossett stated her husband was responsible for the advertisements and she would have to check with him to see if he could offer any information. She stated it had been quite a few years and she was not certain that she would be able to locate anything. Ms. Gossett stated she would contact Ms. Stone if she was able to find some information. As of this date, there had been no contact by Ms. Gossett.

Action:

Christine Cullen moved to approve \$35 for an advertisement for the neighborhood yard sale in the Greenville News.

Item (5)

New Business

a. Water Bills / Leak

Greenville Water Bills

Ms. Cullen stated the issue of the inconsistent water bills continued. Mr. Warner would be meeting with Greenville Water on May 11 to check the meters.

b. Clubhouse Cleaning / Sanitizing

Sanitizing Fee

Ms. Stone stated she contacted two (2) separate companies regarding cleaning and sanitizing the Clubhouse. *Molly Maid* stated the fee would run from \$350-\$450 for each cleaning. A small business owner was contacted and quoted a fee of approximately \$65

for each cleaning. Ms. Stone stated she contacted the small business owner for additional information and had not heard back from her.

Mr. Benner stated the sanitation fee would remain at \$50 until additional information was obtained.

c. Multiple Quotes

Item was not discussed due to time constraints.

d. Newsletter

i. Advertisements

See Item 4.(f).

e. Miscellaneous

Traffic Issues Ms. Cullen stated a young man wrecked his motorcycle in the neighborhood recently; it was unknown if speed was a factor. She planned to investigate the situation. A flashing speed sign was suggested for speeders in the neighborhood. Several homeowners and board members voiced opposition to the suggestion; others voiced their support. Ms. Cullen stated she would ask the Simpsonville City Police about the sign.

Ms. Stone stated there were still people parking on Powderhorn Road causing bottlenecks and dangerous situations.

Dirt bikes and golf carts were discussed. Dirt bikes are not permitted on city streets. Golf carts must be operated by a 16-year old, licensed driver.

Tennis Courts The cracks in the tennis courts needed to be filled in. Mr. Benner stated a professional bid would probably be about \$30,000-\$40,000. There were products available to fill in the cracks. Mr. Turek stated he knew someone that patched asphalt; he would contact him for a quote.

Tree removed by City of Simpsonville Mr. Warner asked about the stump that was left after the tree was removed in the median by the City of Simpsonville.

Ms. Stone stated she had reached out to Holly Smith with the City of Simpsonville regarding the stump and a possible replacement.

Tree removed in the wooded area at entrance to the neighborhood. Ms. Stone stated the tree that was leaning towards the road located in the wooded section at the entrance to the neighborhood had been removed. The property management company was *Caine Commercial – Coldwell Banker* and the contact person was Brian Sparks. The tree was cut down but not removed. Mr. Sparks had indicated that the felled tree would be removed as well as a couple of other trees; the area would be cleaned up.

Mulch This item will be discussed after the City of Simpsonville has decided what they will do about the missing tree.

Email scam Mr. Benner stated an email was addressed to all board members requesting the purchase of gift cards; the email appeared to be written by him.

Assessments Ms. Stone stated she had been approached by a few residents inquiring about the possibility of two separate types of assessments for homeowners. One would be for those households who used the pool and a reduced assessment for households that did not. A discussion followed and it appeared that most in attendance (board members and homeowners) were opposed.

Emergency Contact Mr. Turek asked about listing all board members on the Emergency Contact list for the lifeguards. Responsibilities of board members, if they were to be contacted, were discussed. All board members will be listed.

Carwash It was suggested that a permanent buffer be put up at the new carwash. It was discussed that those types of decisions would be up to the Planning Department. The carwash was not yet completed and it was decided to wait and see what would happen.

Item (6)

Adjournment

The meeting adjourned at 8:25 p.m.