

River Club Homeowners Association
North Augusta, SC
Membership Meeting
2/13/2011
Minutes

HOA members present:

<u>Name</u>	<u>Lot #</u>	<u>Position</u>
Ed (and Pat) Hensel	78	President
Steve (and Pat) Donohue	21	Vice-president
Tim (and Mary) Pate	1	Treasurer
Jennifer Adams	39	Secretary
Lee (and Joyce) Wetherington	82	ACC Chair
Alyce Brisson	79	
Pat Knight	72	
Sid & Tallula Trimmier	59	
Tom & Margaret Fisher	58	
Paula Bragg	47	
Cameron & Carol Terry	12	
Lee Jones	73	
Liz Pope	8	
Kevin Harrison	32	
Fred Ilardi	24	
Dan & Lynn Smith	33	
Linda Dwan	38	
Fred Singer	44	
Michael & Kim Romaner	53	
Scott Gudith	11	
Matt & Kelly McGee	41	
Glen & Pam Thompson	36	
Ed & Dianne Martin	48	

Total members present: 35; total number of lots represented : 23.
Quorum necessary for a general membership meeting : 9 lots.

The President called the meeting to order at 2:07 pm.

The President requested Lee Wetherington introduce the guest speaker. Mr. Wetherington introduced Tom Zeaser, Director of City Engineering, to present information on the plans for repaving the roads in the River Club.

Mr. Zeaser indicated the original road was not constructed with sufficient crowning so as to facilitate water drainage. For that reason, the existing asphalt would be milled within an inch or two of the curb line in places where the road was too flat. The road would be repaved with a crown. The total project in the River Club would take 4 to 5 days depending on the weather. Mr. Zeaser indicated the contractor would put fliers out in the neighborhood a few days prior to the start of the project. He also said they would be excavating and patching some curb guttering to remove low spots that hampered draining and created water pooling. The construction is being handled by Mabus Brothers Construction.

To avoid tracking black marks on your driveway, he suggested avoid using or crossing the road when the black tarry adhesive is applied and allowed to set before the asphalt is laid on top of it. Once the asphalt was laid he did not think there would be much concrete blackening, but homeowners may want to consider sand or some other protective covering of the driveway if there is concern about marking.

Mr. Zeaser offered his phone number and encouraged homeowners to call him if they had any questions, concerns, or complaints about the repaving project. He can be reached at (803) 599-3106.

The president thanked Mr. Zeaser and he departed the meeting at 2:22 pm.

The president then introduced the board members, noting that Mr. Wetherington was resigning his position on the board after this meeting.

Mr. Pate handed out the Treasurer's Report for 2010 and gave an overview of income and expenses. The HOA account started the year with \$22,070.02, had expenses totaling \$14,417.69, and had an ending balance of \$20,277.88.

Mr. Jones asked for information on the new white fence erected between lot #24 and the HOA's dock park. Mr. Wetherington noted it was considered a safety issue, because of the steep slope and the drop off into a water drainage ravine. The fence was erected at a cost of \$3150.

Mr. Smith was concerned that there appeared no formal process for notifying the membership of major expenditures. He did not care for the look of the fence, and suggested more homeowner input.

Mr. Gudith said he had talked to many homeowners who did not care for the fence.

Mr. Smith suggested a rule whereby the membership would be notified of any expenses for capital projects that exceeded 10% of the budget or constituted an aesthetic change to the neighborhood. Mr. Donohue suggested a ten-day notification / comment period for any expenditures costing \$3000 or more, but did not think the "aesthetic" standard was very workable.

Ms. Romaner made a motion to require the membership by email to be notified by email at least 10 days prior to the HOA expending \$2500 or more on a capital project. Mr. Smith seconded the motion. The president called for a vote. As 15 of the 23 property owners represented at the meeting voted for the motion the president deemed it passed.

Ms. Romaner also made a motion to require the same notification when an aesthetic change was contemplated by the board. That motion failed for a lack of a second.

Mr. Gudith suggested a committee to study and recommend improvements to the fence. The president appointed Fred Ilardi, Scott Gudith, and Cameron Terry to review the fence and make recommendations to the board to improve it.

The president thanked Mary Pate for updating the River Club directory. She noted she would be sending an update to the last directory in a week or so.

The president then briefed the group on unfinished construction in the River Club, a major issue facing the board and the membership. The board had met with its legal counsel, Kelly Zier, and are in the process of filing suit for damages and to ultimately have the structure razed as being in violation of the one year construction rule in the covenants. Currently the board has spent \$2822.78 on legal fees. While the City of North Augusta may condemn the building, it usually only does so when it determines the structure is unsafe as opposed to just being an eyesore.

The president said the members needed to vote on a new board member to replace Mr. Wetherington. There were two prior nominations, Mr. Ilardi and Ms. Romaner. Mr. Ilardi made a statement on his candidacy as did Ms. Romaner. There were no nominations from the floor. Mr. Donohue told the members how to cast a ballot. Property owners were issued a ballot when they signed into the meeting. There is only one vote per property. The top of the ballot had the property address partially separated from the ballot. The bottom of the ballot had Mr. Ilardi and Ms. Romaner as candidates with a space for a write-in. When casting the ballot, rip the address from the ballot and put in the "address" box; put the actual ballot in the "ballot" box.

A motion from the floor was made to adjourn the meeting and seconded. The meeting adjourned by acclamation at 3:17 pm.

The total ballots cast was 23; the secretary and the vice president counted the ballots twice. Mr. Ilardi received 10 votes; Ms. Romaner received 13. Ms. Romaner was declared the winner by the board.

Certified true and correct and approved at the 3/8/11 Board meeting.

/s/	3/8/11
Jennifer Adams	(date)
Secretary	