

DRAFT

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 7/29/08
Minutes

Voting members present:

Tim Pletcher, President; Ed Hensel, Vice President; Cameron Terry, Treasurer; Steve and Pat Donohue, Co-secretaries;

Voting Members Absent: None

Non-voting members present: Lee Wetherington, Sergeant-at-Arms; Clyburn Davis, Architectural Control Committee member

The President called the meeting to order at 7:03 pm.

Robert and Terrye Hatch, HOA members residing at 386 E. Shoreline Dr., were recognized by the President.

Robert Hatch was still concerned about the structure that was being built on the lot 30 (396 E. Shoreline Dr.). The City of North Augusta told the owners that there was nothing that violated any building codes. Part of the solid fence had been removed, but the pump house was still there. Mr. Hatch said the covenants require all building to be ten feet back from a lateral boundary. The wall of the structure is only 4 inches from his property line, and the footer for the structure extends over the line into his property.

The president advised the Hatch's that the Architectural Control Committee of the Homeowners Association needed to review that construction and make a recommendation to the HOA Board.

The Hatch's departed the meeting at 7:10 pm.

Ed Hensel addressed the issue of unkempt and overgrown vacant lots. The Board had received complaints about lots, especially on River Club Lane, where the owners had not cut the grass and in some cases had become very overgrown. Lots 60, 61, 62, 64, 67, 68, and 70 were cut the last week in June and the service paid for by the HOA. All lot owners were sent notice of the condition of their lots, the obligation to maintain the lots, and a bill for \$90. Two lot owners (67 and 62) complained vigorously about the bill and the necessity for cutting the grass. None of the lot owners have paid their bill for the lawn service.

A general discussion ensued about cutting grass on unmaintained lots, and pursuing

reimbursement from lot owners whose lots are cut at the HOA's expense.

Mr. Hensel moved to have the HOA continue to mow unkempt lots, and pursue legal action to get reimbursement from the lot owner once the outstanding bill for that owner reached \$425.

Mr. Terry seconded the motion. The board members voted unanimously to approve the motion.

Mr. Donohue raised the issue of speed humps. The City Engineer, Tom Zeasor, had presented a "traffic calming" program to City Council, which included speed humps in residential areas with less than 4,000 vehicles per day traffic, and in which 70% of the property owners voted for it. The Council voted not to implement such a program. Shoreline Drive does have some speeding, especially delivery vans, work vehicles, and contractors. Speed humps are used in Greenville, SC, and are in place in the Jones Creek development in Columbia County. A general discussion ensued. It was suggested that Mr. Donohue go to City Council and see if they would permit installation of speed humps. Mr. Donohue demurred until there was some data to back up the request. Mr. Wetherington offered to use the traffic measuring equipment the police department owns to provide traffic data.

Mr. Donohue also asked the Board to consider making email the primary mode of communications for the HOA, including the annual dues notice. Mr. Pletcher moved to make email the primary mode of communications for the HOA, Mr. Hensel seconded the motion, and the Board unanimously approved it.

Mr. Hensel suggested that the Board consider appointing a committee at the next meeting, to review and make recommendations on revising the current HOA bylaws.

Mr. Terry raised the issue of the entrance to the neighborhood. Of particular concern were the huge piles of mulch on the golf course immediately adjacent to the neighborhood entrance on Shoreline Dr. The piles are unsightly and are left there for long periods of time. Mr. Wetherington volunteered to call the golf course superintendent and ask him to move the piles of mulch if they were no longer immediately required in that area of the course.

Mr. Pletcher raised the issue of car break-ins. So far all the cars that have been broken in, were in the driveway or on the street unlocked. There was a general discussion of what, if anything, the HOA should do to reduce this kind of crime. It was agreed that property owners should install motion activated lights, and lock their cars. Mr. Pletcher suggested we contact a private security company and inquire as to the cost of hiring a part time security officer for the evening hours. Mr. Donohue volunteered to research the cost of added security.

Mr. Hensel requested the Board have more regular meetings. Since he will be gone most of August, he requested the next meeting of the Board be Tuesday, September 9th at 7:00 pm at his house. The Board unanimously agreed to that date for the next meeting.

Mr. Donohue asked for input on the HOA party. The original idea for having it at the golf clubhouse appeared to be too expensive. The group thought a get-together was a good idea using a pot luck format or grilling food at the police shack.

Mr. Davis noted that some properties in the area had not covered their air conditioning units as required by the covenants. Mr. Donohue agreed to contact the owner of lot #76 (327 E. Shoreline) and advise them of the covenant requirements for covering a/c units.

Mr. Terry submitted a Treasurer's report. He asked the Board how long they wanted to continue to carry two \$500 fines on the books. Since the fines were for covenant violations, and the lot owners corrected the violations, the Board unanimously approved writing off those accounts.

Mr. Hensel moved the approval of the minutes from the 5/19/08 meeting of the Board. Mr. Pletcher seconded the motion. The minutes were unanimously approved.

The meeting adjourned at 8:43 pm.

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These minutes are draft only until approved by the Board of Directors