

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 11/3/09
Minutes

Voting member s present: Ed Hensel, President; Steve Donohue, Vice President; Tim Pate, Treasurer; Lee Wetherington, ACC Chair.

Voting members absent: None

The President called the meeting to order at 7:02 pm.

Mr. Pate moved and Mr. Donohue seconded a motion to approve the minutes of the 10/6/09 Board meeting. Without discussion the minutes were unanimously approved.

Mr. Pate submitted a treasurer's report for October showing a balance of \$22,807.20. Mr. Donohue moved and Mr. Wetherington seconded a motion to approve the report. Without discussion the report was unanimously approved.

Under old business Mr. Hensel reported that he met with attorney Kelly Zier to review the enforceability of the dog covenant. After that meeting, Mr. Hensel sent the lot owners a letter advising them to remove the offending dog not later than November 18th, after which the owners would be assessed \$100/day for every day the dog remained on the property, and the HOA would seek removal through court action. Mr. Donohue noted that he called the lot owner and advised him that he would be receiving a letter from the HOA advising him of the covenant violation and ordering removal not later than 11/18/09.

Mr. Wetherington said the ACC had reviewed one application for building an outdoor fireplace on a patio. The ACC approved the application as it did not violate any set back requirements. He also noted that he was considering adding to his own deck, and would seek approval for that from the Board at a later meeting.

Mr. Hensel noted he had sent a letter to the lot owner (# 23) advising him that the slow construction progress on his house could put him in violation of the one-year construction rule in the covenants. His one-year expires on 12/31/09. If the house is not completed by that date, he will be assessed \$100 for every day it remains unfinished.

The Board agreed that an email should be sent to the membership seeking a volunteer to fill the empty Secretary position. Several members of the Board thought they may have to wait until the general membership meeting next spring. Mr. Donohue noted that it would probably be more effective to personally recruit a new member.

The Board set the next meeting for Tuesday, December 1st, 2009 at 7:00 pm at Steve Donohue's house, 316 E. Shoreline Dr.

Mr. Donohue moved for adjournment. Mr. Hensel seconded the motion. The meeting adjourned at 7:42 pm by acclamation.

Certified true and correct and approved at the 12/1/09 Board meeting.

<u>/s/</u>	<u>12/1/09</u>
Stephen P. Donohue	(date)
Vice President	