

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 2/2/10
Minutes

Voting members present: Ed Hensel, President; Steve Donohue, Vice President; Lee Wetherington, ACC Chair; Jennifer Adams, Secretary; Tim Pate, Treasurer.

Voting members absent: None

Visitors: Renee Kendrick, Carol Terry, Pat Donohue, the committee for designing a new entrance.

The President called the meeting to order at 7:05 pm.

Mr. Wetherington moved and Mr. Pate seconded a motion to approve the minutes of the 1/2/10 Board meeting. Mr. Pate noted a minor correction which Mr. Donohue agreed to make. Without further discussion the minutes were unanimously approved.

Mr. Pate submitted a treasurer's report for January. The December report showed \$515.00 in expenses and deposits of \$6600.00 with an ending balance of \$28,155.02. Mr. Wetherington moved and Mr. Donohue seconded a motion to approve the report. Without discussion the report was unanimously approved. Mr. Pate noted that 63 of 85 property owners had paid their annual assessments as of meeting.

Mr. Donohue reported that electrical contract for installing electrical service at the River Club entrance was completed. In addition to the work quoted on the original bid, Mr. Donohue noted that a photo-sensitive spotlight was added to light up the entrance sign at night. Total cost of the project was \$1750.00.

The President recognized the entrance committee members to brief the board on their progress to date. Ms. Donohue said the committee felt there were two basic options for redesigning the entrance, putting the sign out toward the traffic circle and a brick gazebo where the current sign is requiring the removal of a mature tree. Or placing the brick gazebo straddling the handicap cut through on the island. A picture was provided to the members of a gazebo from another entrance which the committee felt was a good representation of the type of structure they were recommending. Ms. Terry noted that the architect, John Oliver, was having some problems getting preliminary approval of his designs from the city. Mr. Scott Singer in the city's Development Department has passed the designs to other people in the department for their consideration, and they were still waiting for feedback. There was some discussion about whether the city would take ownership of the final structure. The President noted that we appeared to be waiting for the city to act on the plans. He thought the Board should wait another 30 days for the city to act before the Board got actively involved. The President thank the committee members for their work on this project. The committee members departed the meeting at 7:35 pm.

The President noted that a Realtor® had been advertising the condos for sale on the west end of Shoreline Dr. as being “in the River Club.” The realtor was contacted and advised that the condos were not in the River Club, and the listing and advertising should not make those kinds of claims.

Mr. Donohue that one of the planks on the walkway to the HOA's dock was turned up and constituted a tripping hazard. Mr. Wetherington said he would make sure it was repaired. Mr. Donohue said the dock could present some liability to the HOA, and suggested that a sign at the entrance might be appropriate to the effect that the park and the dock were for the use of members, residents, and their guests only. The Board members agreed that a sign which advised visitors that entry was limited to authorized personnel was appropriate. Mr. Donohue agreed to inquire about a sign and get back with the Board members on the cost and design.

Mr. Donohue asked the Board members if they thought getting together with other HOA's in the city, especially those situated along the river, such as River North, The Rapids, and Campbell Town Landing, might be a good idea for cross feeding information on issues of mutual interest and solutions that worked. The other Board members thought the idea had some merit. Mr. Donohue said he would try to contact other HOA's in the city and see if they had an interest in such an arrangement.

Mr. Donohue asked if some of the HOA's money should be invested in an interest bearing account. The Board did not think a CD was worth the low interest rate currently being offered. The Board did think a money market fund with check writing privileges would be appropriate. Mr. Hensel agreed to inquire at Citizens Bank as to the availability of a money market fund for the HOA's cash on hand.

Mr. Wetherington suggested the Board set budgetary limits on the new entrance design before the project was pursued much further with the city. Mr. Hensel noted that the Board had set a budget of \$7500 in February 2009. Mr. Hensel agreed to call Ms. Kendrick and advise her of the budget limits for the new entrance.

The President welcomed Ms. Adams to the Board and thanked her for volunteering to be Secretary. Mr. Wetherington moved and Mr. Hensel seconded a motion nominating Ms. Adams as Secretary. Without further discussion Ms. Adams was unanimously voted in as Secretary.

Mr. Wetherington asked if we should pursue a more aesthetic “no outlet” sign for the entrance in place of the one installed by the city. The Board agreed to have Mr. Wetherington buy the sign and install it in a better location off the island.

Mr. Wetherington also said he would approach the owner of lot # 23 and ask him to remove the dumpster from the property since there had been no construction activity there since last October.

The Board set the next meeting for Tuesday, March 2, 2010 at 7:00 pm at Tim Pate's house, 158 E. Shoreline Dr.

