

**River Club Homeowners Association
North Augusta, SC
Board Meeting – July 18, 2025
Meeting Minutes**



HOA Board members in attendance:

- Paula Bell, President
- Jennifer Adams, Vice President
- Aileen Clark, Treasurer
- Jeff Rucker, ACC Chair
- Lisa Lops, Secretary

The meeting was held at Paula Bell's house (451 E Shoreline Dr).
Paula Bell called the meeting to order at 12:37 PM.

General Information:

Paula will meet with Affordable Plumbing at the entrance on Monday, July 21. They will connect our sprinkler system to the new water tap, install a backflow prevention system and spigot, and cap off the existing water supply from the Landing condos.

Recurring Business:

Treasury Reports & Financial Discussion

Board members had previously reviewed the bank statement via email and confirmed its compliance. Aileen presented the Treasurer's Report, which included current-year expenses, a comparison to last year, and projected estimates for the remainder of the year. The board reviewed and discussed these figures. Predictions suggest that this year will result in a loss of funds, like the past few years. The estimated balance in our HOA account at the end of 2025 will be \$3,780.

Covenant Violations

Paula and Jeff issued three warnings to neighbors for violations in the past month.

Executive Session

The meeting entered executive session at 12:45 PM and reconvened at 1:03 PM.

Discussion Items:

Overhanging Tree on Riverside Blvd.

Aileen had contacted SCDOT regarding the overhanging tree. Aiken County has since closed the concern. Aileen will follow up with the Aiken County Road Foreman to determine the reason for the closure.

Entrance Landscaping

Paula and another neighbor met with the golf course owner to discuss his proposed plan to plant trees

and shrubs along the left-hand side of the neighborhood entrance. No final decisions have been made at this time.

Ideas for Community Improvements:

- Replace three dead loropetalums at the community dock area
- Paint the community dock fence black (currently white)
- Trim oak trees at the community dock that are hanging low over the road, sidewalk, and neighboring driveway
- Replace or repaint the faded River Club entrance sign

Due to the projected financial balance in the Treasurer's Report, the board agreed to postpone these improvements for the time being.

Next Meeting:

Scheduled for October 17, 2025, at 10:00 AM at Paula Bell's house.