

**River Club Homeowners Association**  
**North Augusta, SC**  
**Board Meeting - March 19, 2024**  
**Minutes**

HOA Board members present:

- ✓ Paula Bell, President
- ✓ Jennifer Adams, Vice-President
- ✓ Mickey Ruben, Treasurer
- ✓ Jill Davis, ACC Chairman
- ✓ Lisa Lops, Secretary

The meeting was held via ZOOM, Paula Bell called the meeting to order at 10:01 AM.

Paula Bell and Mickey Ruben discussed their appointment they had with Don White, Attorney regarding how to proceed with violations and proper procedures to serve papers to the owner of 149 River Club Lane, as the owner has let the house fall into disrepair. The homeowner has also not paid their 2024 dues. Paula and Mickey explained to Don that it appears no one has been at the home in approximately 10 months. Also, that most of the contact information the Board has on the owners is no longer valid. The 2 phone numbers we do have, that appear to be valid, go unanswered to calls and texts. Mrs. Bell placed notices of violations on both doors of the house and also mailed them via USPS. The violation letters discuss the fines that will be imposed starting April 1, 2024. The board is hiring a Lawn Service to cut the grass. The board will track expenses made at the home and require the homeowner to reimburse the HOA.

Jill Davis and Paula Bell met with Mark Timmerman, Superintendent of Building Standards with The City of North Augusta, to see what the city could possibly do about 149 River Club Lane. He said it could not currently be condemned but will get back after checking to see if the water is on at the house. It appears the electricity is on. Per Mark, it can be condemned if either the Water or Electricity is off. Water is pooling on the porch of the house and could possibly collapse. If this happened, it could be considered unsafe and then condemned. (*Condemning means no one can live at the home until the issues are resolved.*) Mark also stated that on April 1, 2024, he will contact Code Enforcement concerning the Honda vehicle in the driveway. The tag expires on that vehicle at the end of March 2024.

Prior to Master's Week, the board will arrange for the lawn to be mowed twice and for the wasp nest to be treated at 149 River Club Lane. Mrs. Bell will get a quote from a pest control company, Lisa Lops will get a quote as well.

The HOA Board paid for a large tree to be removed that became jammed at the community boat dock.

A discussion about Solar panels being in the neighborhood. The Board agrees that solar panels are not the "look" we want for our neighborhood because they are not aesthetically appealing. Jill stated that should a neighbor want them, they would need to be placed on the roof so as not visible to any other neighbors, the street, or the golf course. Jill Davis suggested maybe the board draft a letter to the neighbors.

The zoom call was interrupted at 10:38 am. Zoom call resumed at 10:45am, Jill Davis was not on the resumed call.

Mickey Ruben suggested meeting a Solar panel company, just to gather more general information.

The new 'No Soliciting' sign was mentioned as being recently put up at the front entrance.

The next Board meeting has been scheduled for June 17, 2024, 10:00 am at Paula Bell's house.

Meeting adjourned at 11:02.