

**River Club Homeowners Association  
North Augusta, SC  
Board Meeting – January 23, 2026  
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 10:00 AM.

**Recurring Business:**

**Treasurer's Report**

Aileen Clark presented the treasurer's report. The board discussed that expenses continue to rise each year, while reserve funds have steadily declined. An eleven-year chart (2014–2025) was presented showing a continual annual increase in expenses. The largest expense for the neighborhood yearly is landscaping.

Paula noted that the current landscaper performs additional work and provides services at a competitive price compared to other landscaping companies.

Board members agreed that maintaining a reserve fund is necessary to cover unexpected expenses, citing the 2016 boat dock repair as an example. The board discussed concerns that, as the neighborhood ages, future large expenses may arise due to tree growth, aging pipes, dock upkeep, and other infrastructure needs.

Possible options to rebuild reserve funds were discussed, including:

- Raising annual dues by a percentage each year with a cap
- Implementing a special assessment

These options will be addressed further at the annual meeting.

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## **General Information**

- Two new sprinkler heads at the entrance are not functioning. It may be due to excessive water pressure following the city's installation of new piping. A pressure regulator is currently in place; however, an additional watering zone may be required. There are currently 19 sprinkler heads in one zone. Paula will contact the landscaper to evaluate the issue.
- The swing at the community boat dock broke when the bolts pulled out of the top board. Although someone reinstalled the bolts, this is not considered a permanent repair as the board is split.
- Appreciation was expressed to neighbor Kevin Harrison for investigating electrical issues at the entrance.

## **Executive Session**

The meeting entered Executive Session at 10:40 a.m. and concluded at 10:46 a.m.

## **Items to Discuss at the Annual Meeting**

- Replace plants on the first island at the entrance
- Replace the header post on the swing at the community dock
- Paint the fence at the community dock black
- Paint faded neighborhood light poles
- Add a new sprinkler zone at the entrance to reduce high water pressure at the meter
- Remind neighbors during spring cleaning to pressure wash sidewalks and curbs in front of their homes
- Reminder regarding that HVAC systems and pool equipment to be enclosed

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## **Upcoming Meetings**

- **Annual Meeting:** March 1st at 3:00 p.m., The Police Hut
- **Next HOA Board Meeting:** Immediately following the annual meeting at The Police Hut

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## **Adjournment**

The meeting was adjourned at 11:05 a.m.

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