
River Club Homeowners Association
North Augusta, SC
Annual Board Meeting - 02/16/20
Minutes



HOA Board Members Present:

Paula (Mike) Bell, president
Rakhi Kheraj, vice-president
Tim (Mary) Pate, treasurer
Jennifer Adams, secretary
Kevin Colley, ACC Chair

HOA Members present:

Fred Singer
Fred Ilardi
Tom Fisher
Mickey (Peggy) Ruben
Glen (Pamela) Thompson
Cameron (Carol) Terry
Lee (Theresa) Covington
Matt (Kelly) McGee
Mike (Ann) Nezarati
Dan Smith
Jim (Liz) Pope
Ed Martin
David (Gail) DelVecchio
Alice Brisson
James Rosema
Clyburn (Jill) Davis
Lee Wetherington
George (Joyce) Sanken

HOA Members by proxy:

Lara Santos
Dave Hoang
Dustin Hoang
Ernest Long
Tallulah Trimmier
Mary Mobley
David Nguyen
Steve Donohue

The meeting was held at the City of North Augusta Police Hut on East Buena Vista Ave. The president, Paula Bell, called the meeting to order at 3:00 pm. It was noted that there was a quorum present. Mrs. Bell thanked the Thompsons who had provided and set up refreshments for the meeting. She also welcomed the new homeowners and introduced the members of the Board.

The treasurer, Tim Pate, presented the annual treasurer's report for 2019. He noted that we had not placed luminaries in December and this reduced some expense. He also answered a question on how many homeowners had paid their dues.

Mrs. Bell then presented "The Year in Review" for the association. She covered many projects and issues via a power point presentation. Some of the subjects were about having the power company repair street lights, having limbs cut, signs cleaned, specifications for mailboxes, boulders lowered, the raising of homeowner dues, covenant violations and neighbor disputes. She also presented pictures of the improvements at the neighborhood entrance. She pointed out that homeowners should contact the ACC before starting any projects.

The password for the online directory was also given out. Mrs. Bell also addressed the issue of using an external management company for the HOA. She presented the pros and the cons. Flock safety camera system was also demonstrated to the homeowners. Lastly, she presented the pros and cons of solar panels and then opened the floor for questions or comments.

Mr. Wetherington asked if there was anything in the covenants that prevented solar panels. Mrs. Bell stated that they should be "aesthetically pleasing" according to the covenants. Mr. Rosema stated that there were options available that are better looking. Mr. Wetherington informed the HOA that there were already solar panels in neighborhood. Mrs. Bell said that per SC law HOA's can regulate the placement of solar panels. Mr. Wetherington stated that the question was "should we stop placement going forward?" Mrs. Sanken made a motion that we stop them. Mr. Clyburn seconded. Mr. Wetherington challenged as to whether the covenants should be changed to cover the issue. Mr. Ilardi suggested that the HOA hire a lawyer to advise us going forward with this new technology. Mr. Wetherington made a motion to table and go to attorney. Mr. Clyburn seconded. The issue was tabled until legal advice could be obtained leaving the ACC flexibility to make a decision on this issue.

Mrs. Bell presented pictures of signs that the board had discussed placing at the last property on East Shoreline Drive where it meets Sand Pit Road. Mr. Pope made a motion to install signs as shown. Mr. Ilardi seconded. A vote was taken and there was 21 in favor and 2 against.

The issue of raising homeowner dues was addressed next. Mrs. Bell stated that the extra income or raising dues from \$150 to \$300 would allow the board to do other projects, like installing another camera in the neighborhood, placing/replacing signs and sprinkler

heads, etc. Mr. Cameron stated that the dues were very far below what other associations pay. Mrs. Brisson made a motion not to raise dues. Mr. Wetherington seconded. A vote was taken on this amount. There were 12 in favor and 17 against. The motion did not pass. Mrs. Kheraj opened issue up for more discussion. She presented some of the reasons she felt dues should be raised. Mr. Fisher suggested that dues being raised a smaller amount would be more palatable to the neighborhood. He suggested a \$50 increase. Mr. Clyburn made a motion to raise dues to \$200. Mrs. Pate seconded the motion. Another vote was taken. There were 16 in favor and 12 against. The motion passed and it was agreed that the increase to \$200 would take effect on January 31, 2021.

Mrs. Bell also stated that some of the board members would like to step down from their position on the board. She stated that the treasurer, Mr. Pate, had decided that this would be his last year. Mrs. Bell asked if anyone would be interested in taking over any Board position. She also suggested that homeowners attend a board meeting to see what it involved. Mr. Clyburn stated that his wife might be interested in helping. Mrs. Bell said she would reach out to her after the meeting.

The meeting adjourned at 4:28 pm.