

River Club Homeowners Association
North Augusta, SC
Board of Directors Meeting 2/7/12
Minutes

Voting members present: Steve Donohue, vice president; Tim Pate, treasurer; Jennifer Adams, secretary; Kim Romaner, ACC Chair

Voting members absent: Jennifer Adams, secretary

Others present: Lee Wetherington, chairman of the garden committee

The meeting was held at Tim Pate's house, 150 East Shoreline Drive. The vice president called the meeting to order at 7:07 pm.

Mr. Donohue presented the minutes from the January 10, 2012 meeting. Mr. Pate made a motion to approve the minutes. Ms. Romaner seconded the motion. The minutes were unanimously approved without further discussion.

Mr. Pate presented the treasurer's report for January. The report showed a beginning balance of \$19,787.96, \$481.12 in expenses, \$5850 in deposits, and an ending balance of \$25,156.84. The expenses for the month included the power bill, lawn care, and a gift for the departing president. Mr. Donohue made a motion for approval of the treasurer's report. Ms. Romaner seconded the motion. Without further discussion the report was unanimously approved.

Mrs. Romaner updated the board on the ACC committee's activities. The owners of lot #36 had submitted building plans for their lot which was originally approved by the ACC; but subsequently it was determined that the orientation of the house on the lot did not meet the 25-foot setback requirement of the River Club HOA covenants. The owners were advised that the plans could not be approved as submitted because they only provided for a 15-foot setback. Mr. Donohue noted that he had been called by a resident because of the loose trash left by a builder on lot # 62 which was constantly blowing into their yard. Mr. Donohue went to the property in question, talked to the neighbor and called Steve Smith of city's building standards office who agreed to have the builder clean up the debris.

Mr. Wetherington briefed the board on his suggested improvements to the boat dock lot. He had a quote from Laurelwood Landscaping of \$1700 to clean up parts of the lot, provide fill dirt and plantings adjacent to lot # 23. Mr. Donohue suggested he present that for feedback at the annual membership meeting. He also presented information on the cost of adding two benches to the boat dock for less than \$450. Ms. Romaner moved approval of this project, seconded by Mr. Pate, and unanimously approved by the board.

Mr. Wetherington also wanted to present the idea of adding a water feature to the front entrance at the annual meeting. There was some discussion as to whether that would be well received at this time, but Mr. Wetherington said if it was not part of the official agenda he would raise during the open discussion period of the meeting.

Mr. Pate noted that he had received a debit card from Citizen's Bank along with \$.20 deposited from paypal. Mr. Donohue said that he pursued adding paypal as a payment option as agreed to by the board members through email. Part of the paypal initiation is the deposit of small amounts of money to confirm the bank account. Since the paypal initiation, the board has found that members can easily make online annual payments through their own banks vitiating any need for having a paypal account which would charge the River Club HOA \$3.65 for each \$150 transaction. The debit card was required by Citizen's Bank if the River Club HOA wanted the ability to review it's account online which required a pin number which the bank said cold only be provided through the debit card. The board agreed that the debit card, and the online bank account would make it easy for someone to defalcate the funds. Therefore online bank account access was abandoned and the debit card shredded.

Mr. Donohue then reviewed the agenda and checklist items for the annual membership meeting this Sunday at the Police Hut. Lee Wetherington will open the building at 2:00 pm and Mr. Donohue will help him with table and chair set up. Jennifer Adams agreed to bring light refreshments. Ms. Romaner agreed to provide pencils and paper for ballots if they were required for voting in a new board member. The agenda would be:

1. Convene the meeting at 3:00 pm.
2. Introduce the speaker Scot Sterling, Director of Economic Development for the City
3. Tim Pate provide the financial statement for the HOA for CY 2011
4. Kim Romaner provide an overview of the ACC activities for the past year
5. Lee Wetherington update the HOA on garden and grounds maintenance and upkeep.
6. Steve Donohue provide a review of the Board's activities for the year
7. Open the meeting for questions or suggestions from the membership
8. Ask for volunteers/nominations for a new board member and conduct an election if required

The next Board meeting was set for Sunday, February 12, 2012, immediately following the membership meeting at the Police Hut. Mr. Donohue moved for adjournment and Mrs. Romaner seconded the motion. The meeting adjourned at 8:04 pm by acclamation.

Certified true and correct and approved at the _____ Board meeting.

_____/s/_____
Steve Donohue, vice president