

River Club Homeowners Association
North Augusta, SC
Board of Directors Meeting 03/19/14
Minutes

Voting members present: Fred Ilardi, president; Cynthia Gordon, vice-president; Jennifer Adams, secretary; Tim Pate, treasurer; Lee Wetherington, ACC Chair

Voting members absent: none

The meeting was held at Lee Wetherington's house, 289 East Shoreline Drive. Mr. Ilardi called the meeting to order at 7:03 pm.

Mrs. Adams presented the minutes from the February meeting. Mr. Wetherington noted two items that needed to be included in the minutes: general maintenance budget and insurance liability. Mr. Pate requested that the vice-presidential duties be reworded. Mrs. Adams agreed to make the changes and resend the minutes.

Mr. Pate presented the treasurer report for February 2014. The report showed a beginning balance of \$23,357.84 and an ending balance of \$25,454.19. There was \$1503.65 in expenses which included the power at front entrance and boat dock, lawn maintenance, annual meeting expense, and tree removal at boat dock. There was \$3600.00 in deposits from homeowner dues. Mr. Pate noted that all dues had been paid with the exception of three lots. Mr. Pate stated that only one of the six checks written had cleared the bank per the bank statement dated 2/28/14. Mrs. Adams noted that the bank statement ending balance was \$25,957.84 and that this amount reconciles correctly with the treasurer report when the uncleared transactions are deducted. Mr. Ilardi made a motion to approve the report. Mrs. Adams seconded the motion. Without further discussion the report was unanimously approved.

Mr. Ilardi inquired as to the options that Mr. Wetherington had discovered concerning the unpaid homeowner dues and lot mowing for lot 68. Mr. Wetherington stated that the homeowners association would need to file a lien on the property. He stated that the cost was about \$85 to do this and that it would be recorded with the RMC tax office in Aiken County. Mr. Pate asked if anyone had been given the file that Mr. Donohue had concerning the outstanding bills for this property. Mr. Ilardi stated that he would get the file from Mr. Donohue.

Mr. Wetherington presented the ACC report. He stated that he had made contact with Glen Thompson, owner of lot 36, concerning the expected completion date of his house. Mr. Wetherington informed Mr. Thompson that he had exceeded the year time limit for construction as set forth in the covenants but that the board had agreed to grant a two month extension as there was continual progress being made on the property and the homeowner expects to be finished during this time frame. Mr. Wetherington also stated that he had received a complaint about the dumpster and portable toilet on the property. He inquired at the city and the portable toilet must remain until the property has working bathrooms available for workers to use. Mr. Wetherington reported that there had also been two "property line disputes". As ACC Chair, he addressed the issues to determine validity and informed the homeowners involved that the board doesn't have the authority to make a decision on property line disputes. These matters would have to be solved at the magistrate's office if the homeowners are unable to come to an agreeable resolution. Mr. Wetherington also reported that he had received positive feedback concerning the appearance of the spillway area coupled with a concern about the area on the other side of the road. Mr. Wetherington stated that he had previously attempted to get approval for a sprinkler system in that location. Concerning the boat dock area, Mr. Wetherington stated that there was some work that remained to be done and would be completed as soon as the temperature got warmer.

Mr. Ilardi inquired about any interest from the board on working on the homeowner association website. The previous president had felt that the website needed to be reworked and associated costs reduced. The board unanimously agreed to table the issue for later. Mr. Wetherington suggested that Mr. Ilardi speak to Mark Stone in the Sertoma Club about options.

Mr. Ilardi made a motion to change the “no outlet” sign at front entrance to match the existing signs for a cost of \$29. Mrs. Adams seconded the motion. The motion passed unanimously.

Mr. Wetherington reported that he had checked on the policy at State Farm. The policy is for \$1,000,000 liability. It pays \$5000/person/incident. Mr. Ilardi stated that the board needs to make sure a copy of this policy is on file.

Mrs. Gordon stated that she was concerned about the tree hanging over the road near the front entrance of the neighborhood. She asked if it would be possible to have it removed. She stated that there had been an accident on Telfair Street where a large tree limb had fallen on a car and killed the occupants. Mr. Wetherington stated that the tree belonged to the golf course and he would inform Patrick Murphy, the greens keeper at River Club Golf Course, of the concern and see

Mr. Ilardi brought up the street tree template for discussion. After much discussion, the board agreed that there was too much negative input from homeowners and too many potential issues concerning the street trees to proceed with the idea.

Mr. Pate passed around the signature card for the checking account and had all board members sign as authorized signers on the account.

Mr. Pate presented Mr. Ilardi with the Annual Ownership Certificate he had received from the Aiken County Assessor office. Mr. Ilardi asked Mrs. Adams to fill out the form and return it to the Assessor Office. Mrs. Adams agreed and noted that it was due by April 7th.

Mrs. Gordon stated that she had an issue to bring up for discussion. Mr. Wetherington made a motion for the board to go into executive session. Mr. Ilardi seconded the motion, and the board voted unanimously to go into executive session. When the board came out of executive session, Mr. Wetherington stated that it should be noted in the minutes that the board had decided that any board member could attend any council meetings as private citizens and not represent the River Club Homeowners Association. If an issue arises that the board needs to address with the city council, the board will go as a united board. It was also noted that the vice-president may have the opportunity to serve on a citizens impact committee with the city, but she will be serving on the committee as a private citizen and not as a representative for the River Club Homeowners Association.

Mr. Pate informed Mr. Wetherington that he preferred to receive a paper invoice for the landscaping bills. Mr. Wetherington said he would update the landscaping company for future invoices.

The next board meeting was set for April 29, 2014 at Tim Pate’s house, 158 East Shoreline Drive.

