

River Club Homeowners Association  
North Augusta, SC  
Board of Directors Meeting 10/5/10  
Minutes

Voting members present : Ed Hensel, President; Steve Donohue, Vice President; Tim Pate, Treasurer;, Lee Wetherington, ACC Chair; Jennifer Adams, Secretary (arrived 7:12 pm)

Voting members absent : None

The President called the meeting to order at 7:07 pm.

Mr. Wetherington moved and Mr. Donohue seconded a motion to approve the minutes of the 9/7/10 Board meeting. Without further discussion, the minutes were unanimously approved.

Mr. Pate submitted treasurer's reports for September. The report showed a starting balance of \$23,132.50, \$916.41 in expenses, with an ending balance of \$22,216.09. Mr. Donohue moved and Mr. Hensel seconded a motion for approval. Without further discussion the report was unanimously approved.

Under old business, Mr. Wetherington said he had used most of the \$300 allotted for entrance improvements with the purchase of rye grass, flats of pansies, a new sprinkler timer/controller, and light repair. The remaining rye seed was spread on the HOA park/dock area. Mr. Wetherington has requested estimates for installing a watering system in the dock/park.

Mr. Hensel and Mr. Donohue briefed the board on their meeting with Mr. Zier concerning legal options the board has for dealing with the incomplete construction on Lot #23. The board intends to pursue legal action to get compliance with the covenant requirements for all new homes to be completed on the outside with landscaping within one year of the date of the building permit.

Mr. Hensel said he wanted to move the annual membership meeting of the HOA to January or February which coincides with HOA's fiscal year. He wanted to implement a better officer replacement procedure, where the Board knew how many members were resigning or would agree to resign if new members stepped forward to serve. At the Board meeting in November he wanted to set the annual meeting agenda, and determine how many new officers would be needed for the following year. Then an email would be sent to the HOA advising them of the annual meeting and seeking volunteers to serve on the Board if required.

Mr. Wetherington noted that the ACC had approved the new pool currently under construction at Lot #2.

The Board set the next meeting for November 2, 2010 at Ed Hensel's house, 315 East Shoreline Drive.

Mr. Donohue moved for adjournment and Mr. Pate seconded the motion. The meeting adjourned at 7:58 pm by acclamation.

Certified true and correct and approved at the 11/2/10 Board meeting.

<u>/s/</u>	<u>11/2/10</u>
Steve Donohue	(date)
for Jennifer Adams	