

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 11/11/08
Minutes

Voting members present: Tim Pletcher, President; Ed Hensel, Vice President; Lee Wetherington, ACC Chair, Cameron Terry, Treasurer; Steve Donohue, Co-secretary; Pat Donohue, Co-secretary

Voting members absent: None

Others present: None

The President called the meeting to order at 7:05 pm.

Mr. Wetherington moved and Mr. Hensel seconded approval of the minutes of the 10/7/08 meeting. Without discussion the minutes were unanimously approved.

Mr. Donohue, Co-secretary, certified the ballot issue submitted to the members in October via email. The ballot issue requested a vote on changing the bylaws of the Association to add the Chairman of the Architectural Control Committee to the Board of Directors subject to selection and removal in the same manner as the other directors, with all other sections of the bylaws brought into conformance with this change. A total of 25 members voted by the October 31 deadline, 23 by email and two by written ballot. All 25 votes were in favor of the change, no votes were cast against the ballot question. As more than 10% of the members voted and all voted in favor of the change the measure passed.

Mr. Donohue, Co-secretary, recommended the following changes in the bylaws as required by the new amendment approved by the members: Article III, Section 1 change the Board members to include the Chairman of the ACC; Article III, Section 3, change the number of board members to be voted on each year, and Article IV, Section 1, change the Officers of the Association to include the Chairman of the ACC. Mr. Pletcher moved these changed, and Mr. Hensel seconded the motion. Without discussion, the Board unanimously approved these changes to the bylaws.

Mr. Wetherington, ACC Chairman, advised the Board that the ACC had received a copy of the deed realigning the lot line between lots # 24 (Ilardi) and #25 (Allen) so that the planned construction on both lots would meet the 10-foot set back requirement in the covenants. Several members of the Board expressed concerned about the distance between the two houses under construction, since it appeared that they were not 20 feet apart, which would be required even with the new lot line, if each house met the 10-foot set back requirement. Mr. Wetherington said he would look at the construction and measure the distances.

Mr. Wetherington also said that he had approved the brick selection submitted by the builder for

th house on lot #24 (Ilardi).

Mr. Wetherington said he would like to revisit set back distances for lots on River Club Lane that are adjacent to the easement. He felt that a five-foot setback would not detract from the overall scheme of the development because these lots would be adjacent to an open area, and it would allow for a better proportioned house. He suggested bringing the issue to the members as the annual meeting. Mr. Donohue noted that such a change in the covenants would require approval of 75% of the members.

Mr. Wetherington also said that he used to decorate the entrance to River Club during the Christmas holidays, but those decorations were stolen. There was general agreement among the Board that up to \$200 would be allocated for decorations at the entrance. Mr. Donohue moved, and Mr. Pletcher seconded the motion to approve such an expenditure. Without further discussion the Board unanimously approved the motion. Mrs. Donohue volunteered to buy the decorations and place them at the entrance.

The Treasurer's report was submitted by Mr. Terry, showing a balance of \$17,421.90 as of 10/31/08. In October 2008, the HOA had \$920.00 in expenses: \$485.00 for landscaping the common areas; \$400 for cutting the grass and weeds on four lots which the owners do not maintain and \$35.00 for web hosting services for the HOA's web site.

Mr. Wetherington advised the Board that he had spoken with the owner of lot # 76 about screening in his air conditioning units as required by the covenants. The owner said he was adding onto the outside back decking next spring and would do the screening then. The Board requested the ACC get the plans for the changes and a date when the screening would be completed.

Mr. Donohue asked if the Board set an annual budget, set goals for fund accumulation, and whether the Board should consider investing some of the funds in a CD or a money market fund. Mr. Terry advised that annual budgets had been set in the past, that some years expenses had been as high as \$12,000. Mr. Terry said he would explore investment alternatives for the Association's funds and bring those to the next Board meeting.

Mrs. Donohue asked if there was any move to replace the current street signs in the River Club that were very faded. Mr. Wetherington said he had raised that with the City. The City had received some street signs without the proper protective coating and was proceeding to replace those, but he would check on that again.

The Board agreed to set the next meeting for Tuesday, December 2nd, 2008 at 7:00 pm at Mr. and Mrs. Donohue's house, 316 E. Shoreline Dr.

The meeting adjourned at 8:13 pm by acclamation.

Certified true and correct and approved at the 12/2/08 Board meeting.

 /s/ 12/3/08

Stephen P. Donohue (date)
Co-Secretary