

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 12/1/09
Minutes

Voting members present: Ed Hensel, President; Steve Donohue, Vice President; Tim Pate, Treasurer.

Voting members absent: Lee Wetherington, ACC Chair.

The President called the meeting to order at 7:03 pm.

Mr. Donohue noted two minor corrections in the draft minutes which were corrected without objections. After making those corrections, Mr. Donohue moved and Mr. Pate seconded a motion to approve the minutes of the 11/3/09 Board meeting. Without discussion the minutes were unanimously approved.

Mr. Pate submitted a treasurer's report for November showing a balance of \$22,442.20. Mr. Donohue moved and Mr. Hensel seconded a motion to approve the report. Without discussion the report was unanimously approved.

Under old business Mr. Donohue reported that the Board received no interest in joining the Board after an email was sent to the HOA membership. He thought the Board should personally recruit people who have an interest in the area, and would make good board members. Mr. Hensel wanted to defer further discussion and the issue until January.

Mr. Hensel said the lawyer for the owners of the Doberman Pinscher had advised him the dog would be removed from the River Club. The lawyer indicated the owners might seek another vote on the issue, but until the covenants are changed the dog would not be kept on the owner's premises in the River Club. The Board agreed to send an email to the membership advising them of this resolution.

Mr. Hensel then opened the discussion on the request from the owner of Lot #23 for a 6-month extension on his home construction. The building permit for that construction was issued on 12/31/08 and according to the River Club covenants, Article III, paragraph 3., the exterior and all landscaping should be completed by 12/31/09. In an email to Mr. Hensel dated 11/24/09, the property owner claimed to have financial difficulties which made it impossible for him to complete the construction by 12/31/09. The property owner felt he could get the construction completed as required in the covenants not later than June 30, 2010. The Board members discussed this request at some length. Finally a consensus was reached whereby the Board would assess the owner \$100 per day for every day after 12/31/09 the construction was not completed; but if the owner was successful in completing it prior to 6/30/10, the Board would waive all assessment fees. Mr. Donohue made a motion to that effect and Mr. Hensel seconded it. The motion was approved unanimously. Mr. Donohue said he would prepare an email in draft for the other members to critique, prior to notifying the property owner of the Board's

