

River Club Homeowners Association
North Augusta, SC
Annual Meeting 02/10/13
Minutes

HOA members present :

Name:	Lot #:	Position:
Jennifer Adams	39	Secretary
Gerald Baygents	61	
Paula Bragg	47	
Rick Brisson	79	
Harold & Gigi Davis	64 & 65	
Steve & Pat Donohue	38	President (Steve)
Bill & Donna Farr	18	
Tom & Margaret Fisher	58	
Scott Gudith	49	
Kevin Harrison	32	
Van Haywood	45	
Ed & Pat Hensel	78	
Fred & Sara Iardi	24	ACC Chairman (Fred)
Matt Lyon	4	
Matt McGee	51	
Mike & Ann Nezarati	31	
Tim & Mary Pate	1	Treasurer (Tim)
Tim & Noni Pletcher	80	
Michael & Kim Romaner	53	Vice-president (Kim)
Kay Rugh	46	
Lara Santos	34	
Fred Singer	44	
Dan Smith	33	
Dan & Cheryl Smith	50	
Cameron Terry	12	
Diana Ward	13	

The meeting was held at the City of North Augusta Municipal Building. The president called the meeting to order at 3:05 pm. It was noted that there was a quorum present.

Mr. Pate presented the annual treasurer's report for 2012. The report showed a beginning balance of \$19,787.96. The expenses totaled \$17,837.12. There was \$15,578.70 in income. The ending balance was \$17,529.54. Expenses for the year were itemized on treasurer's report and summarized for the homeowners. There were no questions concerning expenditures.

Mr. Donohue presented a review of the Board's activities for 2012. There were no concerns or questions related to the Board's actions.

The president introduced Todd Glover, city administrator for the City of North Augusta. He presented a power point explaining the future plans for the riverfront. While waiting for the power point presentation to begin several homeowners presented Mr. Glover with questions. They are as follows:

Q. What are the plans for the fountain in the center of the traffic circle?

A. The city has \$100,000 set aside for fountain in this area but it appears that it will cost more than that.

Q. What plans if any are there concerning speeding on Shoreline Drive, especially if traffic increases with development?

A. The city is exploring the idea of one of River Clubs Homeowners about narrowing lanes and installing landscaped islands instead of speed humps.

Q. What are the long term plans for the area under 13th Street Bridge?

A. The city plans to move parts of the old brick mill under the bridge but the are “no concrete plans for anything yet”.

Q. Are there any plans for a traffic light at traffic circle?

A. No, the city feels that the circle works well, except that it is to tight. The interior part of the circle may need to be shrunk.

Q. How does the city view Shoreline Drive in relation to the Greenway?

A. The city feels the sidewalk on Shoreline Drive is an extension of the Greenway. It is shown as a part of the Greenway on the master plan on the city’s website.

Q. Does the city have any plans for the RV park on the other side of the train track at the end of Shoreline?

A. The city has acquired a lot of parcels in that area with the exception of that one. The county does own some parcels as well and is willing to sign them over to the city. The city did approach the owners of RV park about selling but the city feels the owners wanted more than the market value for the land.

The slide show was then presented. The slides explained the TIF district and how it works and the future plans for the development in the riverfront area. After Mr. Glover’s presentation, the floor was once again opened for questions from homeowners.

Q. Is there enough room for this development there?

A. The brick pond area will have to become smaller in order to accommodate the development.

Q. What legal agreements have been made so far?

A. There are no existing legal agreements.

Q. Why is the city so interested in “minor” league baseball?

A. It is an activity for families.

Q. What other events would this stadium be used for?

A. The stadium could be used for High School games as well as other games.

Q. What about the fireworks that are set off at the Green Jacket’s games?

A. Fireworks would be limited to opening day, and Fourth of July. They would not be every Saturday night.

Q. Has there been a traffic study and what are the results.

A. The traffic study shows that the roads are sufficient for this development.

Q. What is normal attendance at these baseball games?

A. The normal attendance is about half the actual capacity of the planned stadium. This would mean approximately 800-1000 cars.

Q. Does the city want to purchase RV park at end of Shoreline Drive to open the road to Highway 1?

A. The city feels that that just doesn’t make sense with the 8 foot wide railroad trestle there.

Q. When will traffic plan be made available to public?

A. Mr. Glover said he would get a copy to Mr. Donohue.

Q. How are you planning to get people to come to North Augusta?

A. The city hopes to bring business to the downtown area through the used of a trolley, bus, and parking at the T Center parking deck.

Q. What about parking in front of businesses in Hammond's Ferry?

A. Street parking will be limited to 2 hours and will be enforced.

Q. Will some of the businesses surrounding stadium have front entrances as well as stadium entrances?

A. Yes, some businesses will be accessible from both sides.

Q. What about police presence and the issue of crime?

A. A police precinct there will provide a 24-hour police presence.

Q. Does the city have any obligation to formally survey the North Augusta citizens who would be most affected by this development?

A. The city has held several meeting like this one and does not want to do anything to harm River Club or Hammond's Ferry.

Q. What happens 20 years from now when we have a dilapidated stadium?

A. The development has a very strong financial model.

Q. Why can't we have the hotel without the stadium?

A. The current plans consist of a hotel and a stadium.

Q. Will dirt have to be hauled in as some of the lots in River Club required?

A. Preliminary engineering has been done but more needs to be done to determine this. But that is a concern.

Q. How will this affect property values of the surrounding homes?

A. Similar developments showed that property values increased.

Mr. Donohue thanked Mr. Glover for his time and presentation.

After Mr. Glover left, Mr. Donohue surveyed the homeowners in attendance to get a consensus on Project Jackson. It was determined that the consensus was against the project. A motion was presented that, if necessary, the Board has permission to hire legal council and spend up to \$3500 to explore the legal rights of the neighborhood. The motion was seconded. A vote was taken and the motion passed 20 – 2.

Certified true and correct and approved at the 03/13/13 Board meeting.

Jennifer Adams, secretary