

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 4/27/10
Minutes

Voting members present: Ed Hensel, President; Steve Donohue, Vice President; Jennifer Adams, Secretary (arrived at 7:19 p.m.); Tim Pate, Treasurer.

Voting members absent: Lee Wetherington, ACC Chair

Visitors: Tim Pletcher, Fred Ilardi

The President called the meeting to order at 7:04 pm.

Mr. Hensel convened the meeting informally without requiring a Treasurer's report or minutes from the prior board meeting. He recognized Fred Ilardi to present an issue to the board. Mr. Ilardi said he was concerned about the drainage system and culvert that runs between his property and the HOA's property. He said it was a place of interest which attracts kids. The slope from the road down to the drainage rivulet is quite steep ending with a high drop into the water. The water has snakes in it. The only barrier between the slope and the drop is a white plastic link chain. Part of the area is owned by the River Club HOA and part is owned by the city. No one was sure where the property lines were. Mr. Ilardi thought an aluminum black fence erected at or just in front of the concrete culvert would help reduce the risks of injury. Mr. Hensel noted that Mr. Wetherington was getting quotes for erecting a fence. Mr. Hensel would also request Mr. Wetherington to check into the mutual responsibilities between the HOA and the city for this area.

Mr. Hensel addressed the recent vote of the members at the annual membership meeting in March, directing the board to place an issue on a ballot to reduce the number of "yes" votes needed to amend the covenants. He noted that the most recent experience the HOA with amending the covenants was the ballot measure to change the prohibited dog clause to one in line with the city ordinance. The change was not approved because the vote of 38 yeses to 19 nos was not enough under the current covenants to make the change, because the current covenants require 75% of all lot owners or 64 votes to approve any change. Went the vote failed, he advised the Abercrombie's they could not keep their dog. Mr. Hensel talked to a lawyer who advised him that HOA covenants are well protected by the courts in South Carolina, and current restrictions in the covenants were very defensible if challenged. At the annual meeting Mr. Abrecrombie wanted to change the votes need to approve amendments to the covenants. Another property owner moved to reduce the percentage from 75% to 50% (43 property owners). That motion was approved on a vote of 9 in favor to 5 opposed.

Mr. Pletcher noted that reducing the vote to 50% would be a community wrecker. That the HOA would be constantly in flux because issues and changes would be requested on any number of subjects, such as allowing refrigerators on the front porch, or disallowing all dogs, or all cats, or goldfish. Or prohibiting the renting of any house during Masters week. He recommended

