

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 9/1/09
Minutes

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

Voting members absent: Lee Wetherington, ACC Chair.

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

Mr. Pate submitted a revised treasurer's report for June, as well as the reports for July and August. The June report was revised because the original report had the incorrect starting balance. Mr. Donohue moved and Dr. Oliver seconded a motion to approve these reports. Without discussion the reports were unanimously approved.

Mr. Donohue moved and Dr. Oliver seconded a motion to approve the minutes of the 8/4/09 Board meeting. Without discussion the minutes were unanimously approved.

Mr. Donohue noted there was a boat trailer parked in Lot # 42. The owner of the lot had been contacted and he said he was unaware who parked the trailer, or who owned it. Mr. Hensel said he would look into further.

The Board discussed the lack of building activity on Lot # 23. Mr. Donohue noted that it had been about three months since there had been any substantial activity on the property. The building permit for that lot had been issued by the city on 12/31/08. Since the covenants require the building exterior and landscaping to be completed within one year of the building permit, the Board was concerned that the owner would not complete it within a year, given the current state of inactivity. The Board agreed to have the president send the owner a letter reiterating the covenant requirements and offer the owner an opportunity to present his side of the issue.

Dr. Oliver asked if there was anything that could be done to have the golf course edge along Shoreline Dr. because the grass is growing over the curb. Mr. Hensel said he would ask the River Club Golf course if they could do that.

Mr. Pate noted that Lot #3 has been sold. Mr. Donohue suggested that if the transaction had not closed, we should seek to have the annual assessment be paid out of escrow.

The Board then considered the current issue of the owners of a Doberman Pincher, a breed specifically barred by the covenants. The current voting to change the covenants from specific breeds to one requiring the removal of vicious dogs regardless of breed was running about two to one in favor of the change. The covenants require a three to one approval rate in order to take effect. The Board then discussed the strategy for enforcing the current covenants, should the change not be approved.

The Board set the next meeting for Tuesday, October 6th, 2009 at 7:00 pm at Steve Donohue's house, 316 E. Shoreline Dr.

Dr. Oliver moved for adjournment. The meeting adjourned at 7:41 pm by acclamation.

Certified true and correct and approved at the 10/6/09 Board meeting.

<u>/s/</u>	<u>10/6/09</u>
Alyce Oliver	(date)
Secretary	