

River Club Homeowners Association
North Augusta, SC
Board of Directors Meeting 02/25/14
Minutes

Voting members present: Fred Ilardi, ACC Chair; Jennifer Adams, secretary; Tim Pate, treasurer; Lee Wetherington and Cynthia Gordon, newly appointed board members

Voting members absent: none

The meeting was held at Fred Ilardi's house, 346 East Shoreline Drive. Mr. Ilardi called the meeting to order at 7:00 pm.

Mr. Wetherington made a motion to nominate Mr. Ilardi as president, Mrs. Gordon as vice-president, and himself as ACC Chair. Mrs. Adams seconded the motion. A vote was taken and the motion passed unanimously. Mrs. Adams agreed to continue to serve as secretary and Mr. Pate agreed to continue to serve as treasurer.

Mrs. Adams presented the minutes from the special meeting on 12/18/13, the special meeting on 12/20/13 and January 2014 meeting. Mr. Ilardi made a motion to approve the minutes. Mr. Pate seconded the motion. The minutes were unanimously approved without further discussion.

Mr. Pate presented the January treasurer's report. The report showed a beginning balance of 16,068.03 and an ending balance of 23,357.84. There was \$535.19 in expenses which included power at boat dock and front entrance, water at boat dock, lawn maintenance, website expense and the luminary project supplies. There was \$7,825.00 in deposits from homeowner dues. Mr. Pate noted that there were eleven lots that still owed dues. He stated that he would send a reminder to the owners that still owed dues. Mr. Ilardi made a motion to approve the report. Mrs. Adams seconded the motion. Without further discussion the report was unanimously approved.

The board discussed the unpaid lawn maintenance bills and homeowner dues that had accumulated on lot 68. Mr. Wetherington said that he would look into options on how to pursue these monies. Mr. Wetherington also stated that he had received a complaint from a homeowner stating that the construction on lot 36 had exceeded the year time limit set forth in the River Club covenants. Mr. Wetherington stated that he would make contact with the builder and homeowner and inform them of the concern and find out when they anticipated the completion of the construction.

Mr. Ilardi discussed the various duties of the vice-president with Mrs. Gordon. It was noted that the vice-president normally greets any new homeowner and presents them with a welcoming gift of a plant and Lowe's gift card. The vice-president should also obtain cell phone and email contact information from the homeowner.

The board discussed the mailbox flags for holidays and the luminary project. It was unanimously agreed that both projects would continue. It was noted that the next holiday for the flags would be Memorial Day. There was a discussion about having a community picnic/drop-in at the boat dock in the late Spring/early Summer. The idea was put on hold for discussion at a later date.

Mr. Wetherington requested a budget of up to \$1500.00 for general maintenance for the public spaces in River Club. He stated that there were certain instances, such as busted sprinkler heads, that needed to be repaired immediately and the budget would expedite these repairs. Mr. Ilardi suggested that a budget was not necessary, but instead Mr. Wetherington would have authorization of expenditures for maintenance up to \$500 with receipts for reimbursement. Any single expenditure over \$500 would require the board's approval. The board unanimously agreed.

Mr. Ilardi stated that he had a concern about liability issues that may arise from hiring contractors/individuals to do work in the River Club. He stated that he was concerned about the liability that may arise in the event

that someone was injured. Mrs. Adams stated that the homeowners association has a policy with State Farm insurance that covered liability but was unsure of the coverage amounts. Mr. Pate agreed, retrieved the policy number and stated that the policy was written through Joan Kight Piercy's office. Mr. Wetherington said he would look into the coverage amounts and update the board at the next meeting.

The next board meeting was set for Wednesday, March 19, 2014 at Lee Wetherington's house, 289 East Shoreline Drive. Mr. Wetherington moved for adjournment. Mr. Pate seconded the motion. The meeting adjourned at 8:48 pm by acclamation.

Certified true and correct and approved at the _____ Board meeting.

Jennifer Adams, secretary