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**River Club Homeowners Association  
North Augusta, SC  
Annual Meeting - February 2, 2025**

**HOA Board members present:**

- \*Paula Bell, President
- \*Jennifer Adams, Vice President
- \*Mickey Ruben, Treasurer
- \*Lisa Lops, Secretary
- \*Jeff Rucker, ACC Chairperson

**Homeowners present:**

- John & Aileen Clark
- Kevin Colley
- Tim & Mary Pate
- Craig & Samantha Newman
- Peggie Ruben
- James Rosema
- Lee Wetherington
- Donna Farr
- Jill & Clyburn Davis
- Alyce Oliver
- Bal & Vinata Lokeshwar
- Fred Ilardi
- Melissa Brooks
- Kevin & Lyn Harrison
- Dan & Cheryl Smith
- David & Linda Hughes
- Glen & Pamela Thompson
- Ed Martin
- Lee & Theresa Covington
- Matt & Kelly McGee

The meeting was held at The City of North Augusta Police Hut in North Augusta, Paula Bell called the meeting to order at 3:03pm and thanked everyone for attending.

Paula introduced the North Augusta Police Chief, Junior Johnson, to address some concerns in our neighborhood and the community.

Q1. Homeless issues in North Augusta. (Homeless people have been seen sleeping on the bench under 13th street bridge, sleeping in the tunnel near the golf course and near 5th street bridge. Also, there are more and more homeless people walking through our neighborhood.)

A1. It is not against the law to be homeless. Areas are not designated during daytime, however if someone is loitering at night in these areas, please notify the police dept.  
Keep your doors locked and if you see someone in your yard, notify the police.

Q2. Can NAPS or the City do something to the NA side of the 5th street bridge to make it safer and secure? (The gate is left open after dark.) Possibly NA install a security camera like the ones on the greenway.



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A2. The State of Georgia built the bridge and Richmond County has been notified about the broken gate. Georgia is responsible for that.

Q3. Can you (the Chief) and possibly Marty Sawyer discuss the 5th street bridge's unsafe environment with the Richmond County Sheriff's Department (Eugene Brantley)? (Possibly remove the phone charging stations from the bridge.)

A3. The bridge is a recreation area and is open to everybody.

Q4. What type of issues should we report to NAPS?

A4. If you see something off or out of place, please report it.

Q5. When we must call 911, who intercepts that call? Is that North Augusta or Augusta?

A5. With a cellular phone it sometimes does get answered in Augusta, Ga. If this happens tell the operator you are in North Augusta, and they will switch the call.

Q6. Considering NA is growing in population, will NAPS be adding officers to their staff?

A6. The city has had several growth sessions about looking to the future. One thing the city has done is apply for grants for extra patrol cars, so as to not have to raise taxes.

*The floor was opened to a Q&A's for the Chief. The chief was thanked for attending the meeting and he then left the Police Hut.*

#### **RIVER CLUB NEWS:**

- Paula Bell introduced the board members and introduced the new treasurer, Aileen Clark.
- Mickey Ruben, current treasurer, went over the bank finances, starting and ending balances. He stated as of today, 15 homeowners had not paid their dues for 2025. In 2024 only one homeowner did not pay their dues.
- Unexpected expenses in 2024 included an overlapping 2023/24 Flock Camera bill and Hurricane debris removal.
- Paula noted our River Club website ([www.riverclubna.com](http://www.riverclubna.com)) is kept up to date, and a reminder to visit it for information related to our community. The River Club has a private Facebook page, and homeowners can reach out to Paula to be a part of it.

#### Several reminders:

- Do not place trash cans near overhanging trees, mailboxes or vehicles.
- It is the Homeowner's responsibility to receive prior approval from the Architectural Control Committee (ACC) for modifications to homes and lots.
- Please obey the North Augusta Dog Leash Law, and do not allow your pet to relieve itself on someone else's property.
- Per the Mayor, it will be several months before the City is able to pick up our normal yard debris. (See the newsletter that was included in your water bill).
- The new street signs have been installed, and it seemed to be an overall agreement that they looked good.

**Paula provided a slide presentation of things happening in the neighborhood, mailbox issue, Hurricane Helene damage and some known expenses coming up in 2025:**

- Broken support pipe at the boat dock.
  - Shrubs need replaced in front of fence by the boat dock area.
  - Replace the solar light at the dock.
  - Shingle stuck in tree, blue jug and limb debris at the dock.
  - Repaint entrance sign (becoming faded).
  - Seasonal flowers.
  - Shrubs at the entrance.
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- One Homeowner said the sidewalks in some areas are uneven and the city should be notified.
  - One homeowner said we need to take new bids for landscaping. Paula mentioned our current landscaper does small things that he does not charge us for.
  - One homeowner brought up the area to the left coming into the neighborhood that has standing water and what could be done there. Paula stated that she and Jeff Rucker plan on meeting with Chris Verdery (Golf Course owner) about where he plans on planting shrubs in that area. The City owns the property between the street and the edge of the Golf Course property.
  - One homeowner thought an additional security camera was needed at the end of Shoreline Dr.
  - One homeowner suggested we assess a fee on AT&T since there is a lot of congestion during Master's week. Paula noted AT&T rents out 35% of the neighborhood homes and there are other companies involved, so it is not fair to assess a fee on just one company. (Several other reasons were noted on why not to assess a fee on AT&T.)
  - Paula thanked the volunteers that helped do some clean up after Hurricane Helene, this did save the HOA some money.
  - The Yellow house on River Club Lane was mentioned as an eyesore and the ongoing disrepair and continuing decline of the property. Paula stated our HOA has a lien on the property for the expenses we have incurred on attempting to improve the yard/house. The city has also incurred expenses that have been applied to their property taxes. Paula stated she is working hard on trying to find a resolution to the dilapidated house. Paula has met with several city officials discussing the property. It's difficult because the homeowner is not in the US and does not respond to communications.
  - Paula said, "Looking to the future", the neighborhood could use some more streetlights and improvement on the left side of the entrance. Improving the left side of the entrance will cost a lot of money.

A motion was made to vote on raising the HOA dues next year to \$300.00. 19 homeowners agreed and 8 disagreed. It was decided the 2026 HOA dues will be \$300.

The meeting adjourned at 4:46.