

The River Club Homeowners Association Annual Meeting Minutes
January 22, 2023 - 3:00 pm
Police Hut - 501 E. Buena Vista Ave., North Augusta

Paula Bell: Meeting was called to order at 3pm.

Paula Bell: Welcomed everyone and introduced the HOA Board Members. She also welcomed new neighbors and asked them to introduce themselves. Two new neighbors were in attendance.

Paula Bell discussed: The financial obligations for the treasurer have been streamlined. Our PO Box was cancelled, now using treasurer's home address instead. Obtained a Visa debit card which is tied to the River Club checking account – this allowed auto-payments for recurring expenses (Electricity, Water, Landscaping). Using QuickBooks which easily produces various financial reports. Cancelled hard copy bank statement and reviewing electronically only.

Mickey Ruben discussed: Provided 2022 financial review. As of the meeting, 43 out of 85 lots have not paid their annual dues.

Paula Bell discussed: 2022 Year in Review

- Thanks to Chris Verdery, from the River Golf Course, for removing and trimming several trees near our entrance, per our request. Also, thanks to Mickey Ruben (Treasurer) for cleaning the loose debris after the project.
- GFCI replacements – continuous electrical issues at entrance and community dock. We continue to have electrical issues at entrance and community dock. We have had a few electricians out to try and resolve the issue. Issues continue.
- Removed monkey grass and weeds from entrance at front island (Thanks again Mickey!) The front entrance contained monkey grass and weeds. Those were removed.
- Received estimates on re-working lighting and shrubs at entrance (costs were very high)
- Repaired unlevel concrete walkway at Community Dock area
- Grass edging now being done along E. Shoreline next to golf course hole #13.
- Augusta's 5th street walking bridge now open. So far, no problems have been observed on our streets.
- Covenant reminder letters were mailed in November 2022 asking homeowners to take a hard look at their homes and lots for violations.

Paula Bell discussed: River Club Covenant and City Ordinance Reminders

- Monthly detailed treasury reports and HOA Board meeting minutes are posted on the River Club website. Check them out.
 - It is the Homeowners' responsibility to receive approval from the Architectural Control Committee (ACC) for modifications on homes and lots.
 - Please follow mailbox specifications – ALL needed information is on the River Club website (Thanks to Matt McGee for providing the decorative ironwork point of contact)
 - Please obey the North Augusta Dog Leash Law, which states you must always use a leash. Also, please pick up your dog's poop.
 - Bag all trash. Do not place loose items in garbage can. (Request from NA City Sanitation)
 - The City of NA sanitation website states:
 - On Collection Day
Roll carts should be placed at the curbside no sooner than 7:00 p.m. the day before collection and no later than 7:00 a.m. the day of collection. Roll carts must be removed from curbside by 7:00 p.m. the same day of collection.
 - Curbside Collection
The City uses automated collection vehicles equipped with mechanical arms designed to lift and empty roll carts. Roll carts should be placed with the front of the cart facing the street within two (2) feet of the edge of the curb or pavement and at least five (5) feet away from obstructions such as fences,
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mailboxes, power poles and shrubs. The roll cart should never be placed in the road or sidewalk where traffic may be blocked.

- SECURITY: If you SEE SOMETHING, SAY SOMETHING. The phone number for North Augusta dispatch is 803-279-2121. Recommendation is to add this number to your cellphone.

Paula Bell discussed: Additional reminders

- Ensure you pick up a copy that tells the history of our Community Dock Picnic Table.
- Also grab a copy of the river club directory. Please do not share personal cell phone or personal email addresses with anyone without prior approval from homeowner.
- River Club Website has a link to the River Club Directory (password to the directory was provided via hard copy at the meeting).
- Covenant violation letters will be sent to violators in February.

Paula Bell discussed: New Business

- Asked for volunteers for cleaning street signs? (Including "The Landing" signs at the entrance. Will need a ladder.) **No one volunteered.**
 - Open for discussion on what improvements at the front entrance - new shrubs and lighting? Do we like that there are NO shrubs around the tree on the first island?
After discussion, it was determined to attempt to receive additional estimates. Then, the association will vote on path forward via email communications. The email will include the types of bushes to be planted and the cost. The front island near the round-about will be worked on first. Then, discussions will ensue about what to plant around the large area near the golf course.
 - Open for discussion on what improvements to the golf course side of the entrance area? **See discussions above.**
 - Asked for volunteers to be on the HOA Board? **No one volunteered. 1 participant stated he would think about it and let the Board know.**
- Any Questions / Comments / Concerns – **No responses.**

Meeting adjourned at 4:10pm.
