

River Club Homeowners Association
North Augusta, SC
Board Meeting - October 11, 2024

Meeting Minutes

HOA Board members present:

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

The meeting was held at Paula Bell's house, Paula Bell called the meeting to order at 11:00am.

Events from the last meeting:

- As requested by Paula, the City cut the grass and limbed up around the culvert at the community dock area.
- The City cut the grass at 149 River Club Ln and will add the expense on the homeowner's property taxes. Paula has since requested the city cut it again.
- Dominion Energy has agreed to paint five transformer boxes in the neighborhood.
- An email has been sent to a neighbor to repair rust area on the side of their house. This has yet to be done. A follow-up email was sent. The board will monitor.
- Paula Bell and Jeff Rucker met with the homeowner at 150 River Club Ln about work being done at the back of his house. The work has made little progress over the past year due to contractor delays. All board members voted to give the homeowner until the end of October before fines are to be implemented.
- A big Thank you to Mickey Ruben for fixing the Lights at the entrance.
- Paula sent a notice to a neighbor, on the golf course side, to screen their pool equipment, they responded and stated they would take care of it. The board will monitor.

New business:

- Mickey Ruben gave the treasury report, copies previously emailed to all board members. Current balance is \$10,434.73. A payment of \$1050.00 was spent for the landscaper for trees down at the front entrance and the community dock area from Hurricane Helene. Discussion about claiming this expense on insurance was declined by all members as not being worth it after the deductible. Mickey offered to get some different insurance quotes and compare prices.
- The new Street signs have been delivered and being stored at Paula's house until we get prices and someone to install them. It was decided we should do this after the streets have been cleared of debris from the Hurricane.
- A neighbor on the river side has requested solar panels to be installed. Per our Covenants, the ACC chairman shall make that decision. HOA Board members suggested to keep the aesthetic appeal of the River Club and consider that no Solar panels shall be visible from the street. *It was noted that*

solar panels on the golf course side are not efficient because of their north facing roofs and a solar panel company should inform customers of such. Solar panels are most efficient with south facing roofs. The south facing portion of roofs, for homes on the golf course side, would be visible from the street, in which would be disapproved by the ACC chairperson.

- The City sprayed for mosquitos in the neighborhood on October 9, 2024.
- 149 River Club Lane now has 3 windows missing. There is a large gutter that looks like it is about to fall. Paula reached out again to the son of the owner, waiting for a reply. (No one in the family is replying to emails, phone calls or texts concerning the home. The home has been vacant since October 2023.)
- Paula offered to send an email to all the neighbors asking for volunteers to head up a neighborhood gathering. Many asked about this during the hurricane.
- Paula will check on the availability of The Police Hut for our Annual Meeting in February.
- Next HOA Board meeting has been scheduled for January 17, 2025, at Jeff Rucker's house.
- Meeting adjourned at 12:03pm.