

River Club Homeowners Association
North Augusta, SC
Board Meeting 03/14/22
Minutes

HOA Board members present :

Paula Bell, president
Rakhi Kheraj, vice-president
Jennifer Adams, secretary
Tim Pate, treasurer
Kevin Colley, ACC Chairman

Guests:

Mickey and Peggie Ruben

The meeting was held at Mrs. Bell's house, 451 East Shoreline Drive. Mrs. Bell called the meeting to order at 5:34 pm.

The meeting began with discussions on the restructuring of the Board. There are three positions on the board being vacated that need to be filled. The positions are: vice-president, treasurer and ACC chair. Mrs. Bell agreed to remain in the position of president and Mrs. Adams agreed to remain as secretary. Mr. Colley agreed to remain as ACC chair until he moved at the end of May. Mr. Ruben agreed to fill the treasurer position. Mrs. Adams made a motion to approve these positions and Mr. Colley seconded the motion. The board restructuring was unanimously approved. Mrs. Bell stated that she would send an email out to the general membership asking for volunteers to serve on the board. Mr. Pate stated that he would consider serving on the board in one of the vacancies if no one volunteered.

Mr. Pate presented the treasurer reports for January and February 2022. The beginning balance for January was \$13,514.66. There were \$810.71 in normal monthly expenses. There was \$8,200.00 in deposits from homeowner dues. The ending balance was \$20,903.95. The beginning balance for February was \$20,903.95. The expenses included Flock safety camera fee and the usual monthly bills. The total expense was \$2,732.52. There was \$8,800.00 in deposits. The ending balance was \$26,971.43. The secretary verified the treasurer reports with the balance from the First Citizens bank statement. Mrs. Bell made a motion to approve the report. Mrs. Adams seconded. The report was unanimously approved.

Mr. and Mrs. Ruben presented two proposals for an HOA management company. The proposals were from Association Management Partners in Martinez, GA. Mrs. Bell stated that the board had previously investigated using a management company (Association Link) and decided that it was too costly. Mr. Ruben suggested raising homeowner dues to cover the expense. Mrs. Bell stated that the general membership had been opposed to this idea at the 2021 annual meeting. Mr. Ruben stated that he felt the HOA had an ample reserve in the checking account to cover

the expense. There were varying opinions on the amount needed as a reserve and the board agreed to table the discussion until the next meeting.

Mr. Colley made a motion for the board to go into executive session. Mrs. Kheraj seconded the motion. The board held an executive session for five minutes and resumed the normal meeting.

Mr. Ruben also suggested that the front entrance needed to be improved. The area receives very little sunshine and the grass doesn't grow well in that area. Mr. Ruben stated that he would like to get a landscape architect to come look at the area and get an estimate for the improvements. He also suggested that the sidewalks in the neighborhood needed to be pressure washed. He agreed to get an estimate for this project as well and email the board with updates. Mrs. Bell suggested that it would be more cost effective if each homeowner maintained the area in front of their own properties but was open to discussions.

The meeting adjourned at 7:34 pm. The next meeting was set for June 1, 2022 at 5:30 pm at Mrs. Bell's house.