

River Club Homeowners Association
North Augusta, SC
Board of Directors Meeting 07/12/11
Minutes

Voting members present : Ed Hensel, president; Steve Donohue, vice president; Tim Pate, treasurer; Jennifer Adams, secretary;

Voting members absent : Kim Romaner, ACC Chair

The meeting was held at Steve Donohue's house, 316 East Shoreline Drive. The president called the meeting to order at 7:06 pm.

Mr. Pate presented the treasurer's report for June. The report showed a beginning balance of \$27,351.46, \$351.86 in expenses, no income deposits, and an ending balance of \$26,999.60. As of the date of the meeting, 84 of the 85 lots had paid their homeowner dues. Mr. Donohue made a motion for approval of the minutes. Mrs. Adams seconded the motion. Without further discussion the report was unanimously approved.

Mr. Hensel reported that the landscape committee had been formed. The members of this committee are Lee Wetherington, Lora Baxley and Gary Bonham.

Mr. Hensel also reported that the Homeowners Association's lawyer, Kelley Zier, had received a response from the lawyer representing the owner of lot # 23. The owner has agreed to pay \$1000 in fines to the Homeowner Association by August 1, 2011 and to pay \$3000 of the HOA's attorney fees at the rate of \$250 per month beginning September 1, 2011. The owner of lot # 23 also states that he will have the outside of his house (including landscaping and driveway) completed by November 30, 2011. The president made a motion to approve the settlement offer as is. Mr. Pate seconded the motion. A vote was taken and the motion was approved (3 yeas – 1 nay).

Mr. Donohue stated that according to the by-laws (Article V) the Board sets the parameters for the committee's operations. The board discussed at length the proper protocol for committee decisions. Mr. Donohue made a motion that all ACC committee decisions and issues should be forwarded to the Board of Directors for approval. Mr. Pate seconded the motion. A vote was taken and the motion passed unanimously.

Mr. Donohue made a motion that the landscape committee could facilitate the maintenance of the entrance and other green areas of the HOA using a budget which had been previously approved by the Board or submit ad hoc authorization to purchase equipment, supplies or services to the Board for prior approval. The landscaping contract already in place would be handled directly by the Board pursuant to an existing contract. Mr. Pate seconded the motion. A vote was taken and the motion passed unanimously.

Mr. Donohue reported that he had filed a claim with State Farm for the damage that had resulted from the tree falling on the fence in the spillway area. He obtained an estimate for approximately \$1900 for the repair. A discussion ensued about the fence. Mr. Hensel stated that the fence was installed for liability issues, not for aesthetics. A motion was made for the fence to be repaired. A

vote was taken and it passed unanimously. Mr. Hensel stated that he would get Lee Wetherington of the Garden Club Committee to get another estimate for repairing the fence and to handle this repair.

Mr. Donohue inquired about using a collection agency to collect the past due monies that are owed to the homeowner association. He stated that he knew of another homeowner association that used a collection agency after a debt became 90 days past due. The Board decided to bring this up at the annual meeting and see how the general membership felt about this issue.

Mr. Pate stated that the Association's tax returns for 2010 had been completed. Mr. Pate signed these returns at the meeting.

The next Board meeting was set for Tuesday, August 9, 2011 and will be held at Tim Pate's house, 158 East Shoreline Drive.

Mr. Donohue moved for adjournment and Mr. Pate seconded the motion. The meeting adjourned at 8:05 pm by acclamation.

Certified true and correct and approved at the 08/09/11 Board meeting.

 /s/ 08/09/11
Jennifer Adams, secretary