

River Club Homeowners Association
North Augusta, SC
Board of Directors Meeting 4/19/11
Minutes

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

Visitors : Jim Garren of Garren Construction

Voting members absent : none

The meeting was held at Kim Romaner's house, 415 East Shoreline Drive. The president called the meeting to order at 7:05 pm.

Mr. Garren attended the meeting to discuss the site plan for the proposed construction on lot 61. Mr. Garren's site plan was designed with a 17 foot setback on the rear of the property before he became aware that there is a 25 foot setback requirement in the covenants. Mr. Garren inquired as to whether or not the board had the power to give him permission to encroach on the setback. The board made Mr. Garren aware that they do not have the power to change the covenants or give him permission to encroach on the setback lines. After much discussion, Mr. Garren decided that he would get with the homeowner and redesign the house in order to adhere to the existing setback lines. Mr. Garren thanked the board for allowing him to present his issue and left the meeting at 7:25 pm.

Mrs. Adams submitted the minutes from the 3/8/11 Board meeting. Mr. Donohue moved and Mrs. Romaner seconded a motion to approve the minutes of the meeting. Without further discussion, the minutes were unanimously approved. Mr. Pate submitted the treasurer's report for March. The report showed a beginning balance of \$26,674.78, \$778.32 in expenses, \$1700.00 in income from homeowner dues, and an ending balance of \$27,596.46. Mr. Donohue moved and Mrs. Adams seconded a motion for approval. Without further discussion the report was unanimously approved.

Mrs. Romaner presented the minutes of the ACC committee. The recommendation of the ad hoc committee to improve the look of the fence was presented. The committee has recommended that shrubs be planted in front of the fence to soften the look. The board discussed the sinkhole problem in this area and agreed that the sinkhole needed to be fixed by the city before the area was landscaped. Mr. Donohue made a motion to authorize the committee to spend up to \$500 on the planting of drought-tolerant shrubs after the sinkhole problem has been fixed. Mrs. Romaner seconded the motion. A vote was taken and the motion passed 4 in favor and 1 against.

The next Board meeting was set for Tuesday, May 31, 2011 and will be held at Ed Hensel's house, 315 East Shoreline Drive.

Mr. Hensel moved for adjournment and Mr. Donohue seconded the motion. The meeting adjourned at 8:13 pm by acclamation.

Certified true and correct and approved at the 05/31/11 Board meeting.

 /s/ 05/31/11
Jennifer Adams
Secretary

