

River Club Homeowners Association
North Augusta, SC
Board of Directors
Meeting 10/7/08
Minutes

Voting members present: Ed Hensel, Vice President; Cameron Terry, Treasurer; Steve Donohue, Co-secretary;

Voting members absent: Tim Pletcher, President; Pat Donohue, Co-secretary

Others present: Lee Wetherington, ACC Chair; Clyburn Davis, ACC member

The Vice President called the meeting to order at 7:06 pm.

Mr. Terry moved and Mr. Hensel seconded approval of the minutes of the 9/9/08 meeting. Without discussion the minutes were unanimously approved.

The Treasurer's report was submitted by Mr. Terry, showing a balance of \$18,341.90 as of 9/30/08. In September 2008, the HOA had \$1222.50 in expenses for landscaping the common areas and cutting the grass and weeds on four lots which the owners do not maintain and for web hosting services for the HOA's web site. Mr. Terry noted that the HOA had spent \$1740 cutting the grass on lots the owners had neglected. The Board agreed that an invoice should be sent to the lot owners to recoup the HOA's expenditure on their behalf. Mr. Donohue moved and Mr. Hensel seconded a motion to accept the Treasurer's report. The Board unanimously approved the report without discussion.

Mr. Wetherington briefed the Board on the recent activities of the Architectural Control Committee (ACC). The ACC met last Wednesday, 10/1/08 to review changes in Mr. Ilardi's plans and to address Mr. Allen's issues regarding set back requirements of the covenants. Mr. Ilardi wanted to change the original plans they submitted to the ACC by adding a brick-type retaining wall between his property and creek, to support his driveway. The wall would look good and be below road grade level. The ACC approved this change. Mr. Allen had requested a variance to the 10-foot setback requirement from lateral property lines, because the house he designed for the property protruded into the setback area, because of the slanting property line relative to the street. The ACC advised Mr. Allen they had no authority to grant a variance because of the wording in the protective covenants. Mr. Allen asked if he could purchase a part of the Ilardi's property to allow a straighter property thereby coming with the 10-foot setback requirement, the ACC said that would be acceptable. The Board reminded Mr. Wetherington, that the protective covenants do not permit subdivisions of the lots without the "Developer's" approval. Since the Developer has vacated its rights to the development, the Board agreed that approval of further subdivision of the lots or realignment of the property lines would devolve to the ACC. Mr. Wetherington noted that the ACC approval of Mr. Allen's building on lot #25 would only occur upon presentation of a recorded deed showing the realignment.

