

River Club Homeowners Association
North Augusta, SC
Board of Directors Meeting 9/11/13
Minutes

Voting members present: Steve Donohue, president; Kim Romaner, vice-president; Tim Pate, treasurer

Voting members absent: Fred Ilardi, ACC Chair; Jennifer Adams, secretary

The meeting was held at Kim Romaner's house, 415 East Shoreline Drive. The president called the meeting to order at 7:07 pm. Mr. Donohue volunteered to take minutes of the meeting

Mr. Donohue asked for changes or corrections to the minutes of the 8/13/13 meeting, none being offered the minutes were approved unanimously.

Mr. Pate presented the treasurer's reports for August. The June report showed a beginning balance of \$21,214.27. The expenses totaled \$1,973.23. The ending balance was \$19,241.04. Expenses for the month included recurring water, electricity, insurance, and landscaping bills. The annual premium for D&O liability coverage was \$881.00. Mr. Pate noted that the water bill seemed high for the last few billings, \$84 last month and \$101 the month before. Mr. Donohue said he would contact Mr. Wetherington and see how frequently the sprinkler system was set for and see if the frequency or length of operation could be reduced.

Mr. Donohue then discussed the effects Project Jackson could have on the River Club, and what the Board's goals should be to reduce the impact of it on the quality of life in the neighborhood. He suggested the HOA should try to get permanent legal protections against Shoreline Dr. being completed as a through street, seek increased video surveillance of our entrance at city expense, and get HOA control of ingress to Shoreline Dr. during events scheduled for the stadium. Ms. Romaner suggested that construction traffic be limited to Center Street and construction hours be limited to reasonable hours. The Board unanimously agreed to those goals.

Mr. Donohue noted that the HOA was having trouble with the current landscaper maintaining the common areas. Apparently one of the employees was trying to buy out the company, there were internal disputes, and the work was not done. The employee requested one more chance to keep the contract. While board members had some reservations about giving them another chance, they agreed to give them one more shot on the contract but terminate their month to month contract if there were more problems.

Mr. Donohue then discussed using a collection agency to pursue property owners who have not paid their annual assessment. Information was shared via email about one collection agency that specializes in HOA assessment collections, ADAC. The board agreed to study the issue and the email information before the next board meeting. Mr. Donohue said he would check on collecting uncut grass expenses as well, although the legal basis for those claims is different than the legal basis for covenant assessments.

Mr. Donohue discussed a meeting he had with AT&T representative several months ago about wiring the neighborhood for fiber optic internet and TV service. AT&T is specifically interested in wiring the River Club because of number of houses that are rented here during Masters week. AT&T will deliver its U-verse product over this network which will include internet, TV, and phone service. This will probably be required for homeowners renting their houses to AT&T. Mr. Donohue will meet with their representatives Friday to discuss their plans for cabling the neighborhood. They think the project could start in October and be done by November. We will provide more information to the HOA when we get it.

Mr. Donohue then asked the Board if they thought the HOA account could handle the luminary project again this year. With the remaining expenses for the year, the account will probably end the year around \$16,000. The luminaries cost about \$350. The Board agreed that the budget could withstand that expense and it was a worthwhile project. Mr. Donohue said he would take care of ordering the supplies and organizing the event.

The next Board meeting was set for Wednesday, October 9, 2013 at Tim Pate's house, 158 East Shoreline Drive. The meeting adjourned at 7:49 pm by acclamation.

Certified true and correct and approved at the 10/9/13 Board meeting.

 /s/
Stephen P. Donohue, secretary pro tem