

River Club Homeowners Association  
North Augusta, SC  
Membership Meeting  
3/22/09  
Minutes

HOA members present:

<u>Name</u>	<u>Lot #</u>	<u>Position</u>
Steve Donohue	21	Secretary
Pat Donohue	21	
Tim Pletcher	80	President
Noni Pletcher	80	
Ed Hensel	78	Vice President
Pat Hensel	78	
John Patrick	32	
Barbara Patrick	32	
Mike Nezarati	31	
Ann Nezarati	31	
Cameron Terry	12	Treasurer
Carol Terry	12	
Regina Reddy	11	
Scott Gudith	11	
Cindy McGahee	40	
Donna Farr	18	
Bill Farr	18	
Fred Ilardi	24	
Sonny Godwin	15	
Liz Pope	8	
Linda Dwan	38	
Vince Dwan	38	
Alyce Brisson	79	
Buck Ellis	10	
Ginny Ellis	10	

Total members present, 24; total number of lots represented, 15. Quorum necessary for a general membership meeting, 9 different lots.

The President called the meeting to order at 2:05 pm.

Mr. Pletcher introduced Officer Wayne Duke of the NA police department, to brief the members on recent criminal activity in the River Club, and North Augusta.

Officer Duke said that in the last 8 months only five reports of criminal activity were filed for the River Club. While the goal is to reduce that to zero, compare to the rest of the city that represented a very low criminal activity. Most of the reports dealt with breaking into unlocked cars. Where there is no evidence of forced entry, the police think the perpetrators are juveniles coming into the area across the golf course and just looking

for mischief and easy theft targets.

There were a total of 19 calls by the police to Shoreline Drive in the last eight months; 7 were responses to tripped alarms. The police strongly recommend homeowners leave outside lights on or use motion detector lights around the house to deter crime. Officer Duke emphasized using motion detector lights for the back of houses facing the golf course.

In North Augusta the police have seen an increase in crime because of the current recessionary trends, and high unemployment. Officer Duke recommended women strap their purses into a shopping cart while shopping. Many purse snatches are criminal grabbing a purse and running out of the store.

Officer Duke encouraged people to call the police if they see any suspicious activity, they are more than happy to check it out.

The President then introduced Ms. Carol Terry to provide an update on redesigning the entrance to River Club.

Ms. Terry said she and Renee Kendrick had taken pictures all over the CSRA of neighborhood entrances. They have solicited an architect who they personally know, John Oliver, to look at the entrance and provide her committee which includes Renee Kendrick and Pat Donohue, with recommendations. The committee particularly liked the entrance to the Estates Section of Jones Creek. Mr. Oliver designed that entrance.

The President then introduced Mr. Cameron Terry for a Treasurer's report.

Mr. Cameron made the CY 2008 Treasurer's Report available. He noted that the HOA started the year with a balance of \$13,945.81 and had a total income of \$13,088.70. Expenses for the year were \$10,463.17. The largest single expense was landscaping and maintenance of the entrance and the river park lot for a total of \$6305; followed by \$985 for web hosting, domain renewal, and training; followed by \$919 for liability insurance. The balance as of March 20, 2009, was \$26,968.83. Four lot owners have not paid their annual assessment for 2009.

The President commented that in the past, the HOA had used an attorney quite a bit to enforce the covenants and to collect outstanding assessments. The HOA was never charged for those services, but in the future, legal fees could easily consume much of the HOA money. The HOA Board has also committed to maintaining the lots of property owners who allow them to overgrow and then seek reimbursement.

The President then addressed the election of new Board members. Mr. Pletcher said this would be his last year on the Board and would be stepping down. Mr. Terry said he too would like to leave the Board. Two members volunteered to serve on the Board, Ms. Alyce Oliver (lot # 79) and according to Mr. Cameron, Mr. Tim Pate (lot #1) agreed to serve. Mr. Donohue moved the nomination of Ms. Oliver and Mr. Pate to the Board of Directors; Mr. Pletcher seconded the motion. There being no other nominations from the floor, the nominees were confirmed by

acclamation of members present.

The President then opened the floor to concerns or new business. The following issues were raised by the members:

1. Several members thanked Mr. Pletcher and Mr. Terry for their service on the Board.
2. One member noted that lot #81 needed mowing; Mr. Hensel said that new bids were being sought for landscaping and lot cutting.
3. Several members noted their appreciation for the lots being maintained on River Club Lane.
4. One member said that speeding on Shoreline Dr. had become a problem. Several solutions were discussed, including the police radar trailer, temporary slow signs, speed humps, and a permanent speed measurement device. The group agreed to use temporary slow signs, and Mr. Gudith volunteered to keep them and put them out periodically.
5. Several members complained about the parking of cars on lots and boats in the street. A general discussion ensued as to the actual terms of the Covenants. Mr. Hensel advised the members that the Covenants only address campers, motorcycles, motorbikes, motor homes, vans, travel trailers, panel or pickup trucks, boats and boat trailers which may be kept on a lot only if parked in a closed garage at all times. {Vans and pickup trucks do not include personal noncommercial pick-up trucks or vans provide they do not have signs attached or placed on them}. The Covenants do not specifically address cars and where they may be parked. Many members noted that the quality of the neighborhood and the value of each property is affected by how owners treat it. Parking cars on the grass degrades the appearance of the area. The membership recommended emphasizing the negative aspects of parking cars on the grass, in an email to the HOA.
6. One member asked if anyone was interested in having a neighborhood garage or yard sale. One member did not like the idea because of the type of people it drew in. Some suggested having the yard sale away from the River Club.
7. One member asked about setting up "quiet" hours, since there have been occasions of people cutting their lawns at 7:45 am on a Sunday.
8. One member complained about the speed of boats on the Savannah River near the docks and moored boats. Mr. Terry noted that in South Carolina, vessels may not be operated in excess of idle speed within 50 feet of an anchored vessel, wharf, pier, dock, or a person in the water. (Sec. 50-21-870). In Georgia the distance is 100 feet.
9. One member expressed safety concerns with teenagers anchoring a boat in the water and using it as a jump. The members thought a reminder to the HOA about boat speeds, marine safety, and the SC DNR number would be appropriate.
10. One member suggested name tags for the next general membership meeting.

The meeting adjourned at 3:17 pm by acclamation.

Certified true and correct and approved at the 3/24/09 Board meeting.

