

I'On Assembly
Board of Trustees Meeting
Thursday, June 26, 2014
Executive Session 5:30 P.M.
Board Meeting 6:00 P.M.
Conference Room
159 Civitas Street, Second Floor
Mt. Pleasant, SC

AGENDA

- Homeowner Forum
- Call to Order
 - Approval of Minutes: May 22, 2014 Board Meeting
- I'On Trust Report
- Landscape Report
- Infrastructure Report
 - Update on Creek Club Loading Zone
- Treasurer Report
 - Approve actions related to delinquencies
 - I'On Club billing for share of Creek Club Expenses
 - Vote on Reserve Study update
 - Approve Assembly credit card
- Covenants Report
 - Survey of community views on enforcement priorities
- IDC Report
 - Discuss options for neighbor comments before final plan approvals
- Amenities-No Report
- Communications Report
- Secretary-No Report
- President's Report
 - Approve appointment of Jody McAuley to Community Management Options Task Force
 - Discussion of security services
 - Approve engagement of HUB International for Risk Management Evaluation
 - Vote on response to SCS letter
 - Approve meeting expense reimbursement Anne Register
- Community Manager Report
- Adjournment

I'On Board of Trustees Meeting
May 22, 2014

Members Present: Deborah Bedell, Tom O'Brien, Bob Davis, Anne Register, Chad Besenfelder, Tony Woody, Stephen Wood

Member Absent: Martha Morgan

SCS: Mike Parades and Jessica Gosnell

Guests: Dave Rosengren, Ed Clem, John Powers, Laurie Thornhill, Melinda Armstrong, Jeff Meyer, Winn Kellett, Libby Eble, Janet Stuchlak, Elisabeth Nesbitt, Meritt Kellett, Dr. Penny Cralle, and Vince Graham

Homeowner Forum called to order 7:27 pm:

The homeowner forum consisted of many homeowners voicing their concerns with neighborhood rule enforcement. They felt that the neighborhood is being policed too strongly. The consensus of the speakers was that they feel that I'On is experiencing too much rules enforcement.

Board Meeting Called to Order: 8:07 pm:

Motion to approve the April 24, 2014, Board Meeting Minutes. Motion seconded. All in favor. Motion passed.

Trust Report: No report.

Landscape Report: Tony reported that the Perseverance Park tree project is making great progress.

Deborah mentioned a concern with a contract that was recently signed by Mike with Lawn-O-Green to maintain the boat dock parking lot. Mike explained that the committees approved the contract before he signed it, however he has since alerted Lawn-O-Green to cancel the contract and create a new one that a board member will sign.

Infrastructure Report: Deborah inquired on the status of the loading zone at the Creek Club.. Tony confirmed that they will have a budget for getting a survey done next month and then they will bring a design for the Creek Club loading zone as well as names of contractors for Mike to contact.

Treasurer Report:

Anne reported that the 2013 financial summary compilation by the CPA needs to be voted on before being posted on the website

Motion made to approve compilation. Motion seconded. All in favor. Motion passed

Tony asked if the compilation is an appropriate gauge of the financials for an organization the size of I'On. Mike replied that according to the bylaws a compilation is a sufficient gauge of the financial standing. Anne replied that the finance committee will be taking a look at the expense of having an audit done as well as research the frequency that an official audit should be done.

Deborah raised a question regarding the Creek Club billing that is specified in the recreational easement for the I'On Club to contribute to the expenses to operate and maintain the docks and the Creek Club parking lot and to a reserve fund. It appeared that this has not yet been done and Deborah questioned the Finance Committee's suggestion to not to bill the I'On Club for the amount it should have been funding the reserves with. Anne replied that the Finance Committee thought it was uncollectable at this point, which is why they made that recommendation.

Motion for finance committee to revisit the reserve fund to determine if the I'On Club should pay its share that has not been paid over the years.

Stephen asked if the I'On Assembly was billed for its share. According to the easement, the owner of the Creek Club is responsible for billing, and it did not bill for these funds. Stephen also inquired if the Assembly would be responsible for back paying on these unbilled charges, and Deborah replied that the Assembly would not be billed as it already has sufficient reserves.

Ed Clem commented that at the end of 2012 when they became aware of the lack of reserve funds for the Creek Club and docks, Mike Russo sent a bill for \$170,000 to the Assembly. I'On Assembly responded that it would not pay this as it has plenty of reserves built up to pay or help pay for any issues that arise with the Creek Club.

Motion to have the finance committee calculate and bill the I'On Club for the amount it should have been funding the reserve.. Motion seconded. All in favor. (Chad recused himself.) Motion passed.

Deborah reported that an RFP was provided to three insurance companies or brokers to bring proposals for Risk Management. Once this report has been prepared it will then drive the re-examination of the Reserve Study, for which we will create a RFP to send to reserve study companies.

Anne reported that through today the transfer fees collected have been \$42,992.60 against an annual budget of \$77,500. She also reported that through today, the Assembly was down to \$48,536.16 in delinquent accounts.

Covenants Committee: Bob reported that the Covenants Committee has discussed ADUs at length due to the issue with parking. He commented that they have discovered that over the

past years there have been many ADUs built without permission from the IDC and many these ADUs do not have the required off street parking.

Bob stated that the Covenants Committee will not pursue ADUs that have been around for several years without the required off street parking space. Moving forward the only ADUs that will be approved are ADUs that provide the additional off street parking space in their plans. The Covenants Committee is going to make sure that owners adhere to the approved plans and ensure that the additional parking space is constructed. Otherwise the owner will be brought before the Covenants Committee for a plan violation. Bob restated that the parking issue is purely the reason behind focusing on ADUs.

Tony raised the question as to why the Covenants Committee even began looking at the ADU issue. Bob replied that it came about after a question was raised along the lines of homeowners being required to get ADU approval from the town of Mt. Pleasant, which has an ordinance that requires one off street parking space. Were these homeowners to try to get this approval, they would need to bring their parking up to code, and with the limited parking in l'On it could create an issue.

Bob explained that the Covenants Committee is only going to be involved with ADU's in the case that they do not build per the plans that were approved for having the off street parking spot for the ADU tenant.

Chad objected to the portion of the Covenants Committee meeting minutes where it states that the Founder essentially allowed people to build ADUs that were not up to code or approved. Chad stated that anything that went through the IDC was built up to code and not approved if it was not up to code. He requested the minutes of the Covenants Committee change that language.

Bob reported that several other topics were discussed at the Covenants Committee meeting such as boat storage, boat parking, and trailer parking, as well as homes falling into disrepair. Bob commented that management is addressing these issues and sending letters in regards to these items.

Bob informed the Board that Bill Settlemyer resigned from the Board of Appeals, so now there is an open seat. Brady Anderson has expressed a willingness to serve on the Board of Appeals.

Motion made to appoint Brady Anderson to fill the open spot on the Board of Appeals. Motion seconded. All in favor. Motion passed.

IDC REPORT:

Steven reported that the IDC is meeting twice a month with about five hours of meetings split between two days. He commented that there is a lot more activity based around landscaping and additions rather than new home construction.

Steven reported that the design fees are covering the costs for the architects, an average of \$1,500/month.

Steven mentioned that Marty Schulken, who served on the IDC for many years, expressed his intent and desire to leave the committee. Therefore the IDC interviewed Bill Huey, who lives and Olde Park and has a practice downtown. Bill served on Olde Park's IDC equivalent for several years and he has agreed to join the l'On IDC to serve in the architect role.

Motion made that Marty Schulken's resignation be accepted and Bill Huey be appointed to the IDC. Motion seconded. All in favor. Motion passed.

Amenities: Tom reported that there are now 43 residents who have registered their boats. He commented that the vast majority of boats that are at the docks do have a decal. Tom informed the Board that Scott Bidwell has asked to join the boating committee.

Tom moved to appoint Scott Bidwell to be on the boating committee. Motion seconded. All in favor. Motion passed.

The boating committee plans to install no wake signs and a ladder at the dock.

Mike informed the Board that he is meeting with American Dock and Marine to look into fixing damaged areas at the docks.

He also said Mike Russo asked that boaters not put their trash in his trash cans under the Creek Club.

Deborah remarked that we will be keeping a running report on the 2014 events, to be provided by Mike Russo to be sure he does not go over the agreed upon 120 per year. Mike Parades will be looking into how many events he has had and how many are on the upcoming schedule.

Communications Report: Anne mentioned that we need a timekeeper for the June Town Hall. She stated that the main agenda item for the upcoming Communication Committee meeting is going to be preparing the logistical plan for the June Town Hall.

Deborah instructed Jessica and Mike to work with Mike Russo and Nelson from the Creek Club to set up tables and chairs for the meeting.

The Board discussed planning to have the potluck starting at 6:00 pm with Town Hall starting at 7:00, and trying to wrap things up by 8:30, with an option to end at 9 at the latest in order to give everyone that wishes to speak a chance to do so.

Deborah stated that the Town Hall does not need a quorum and there is nothing that will be voted on, so rather than have the Board give reports at the meeting or have reports sent in by

June 2nd, there will be no mid-year reports and homeowners can look online at the posted agendas and committee reports on the website.

Stephen suggested having Deborah touch on a few items at the beginning of the meeting to talk about big accomplishments, mention how many new homeowners have moved in, update the status of litigation, and perhaps a quick report on some of the big issues.

Anne suggested that Jessica take notes at the meeting so that the board can address questions or items that homeowners raise. She also suggested having a sign-up sheet for attendance as well as another sign-up sheet for speakers.

Stephen proposed not having a table for the board to sit at, with the intention of removing the divider between the board and the audience. Anne commented that a table would be nice for taking notes and having something for the microphone to sit on. The decision was made to allow the Communications Committee to decide the most efficient and welcoming way to set up the meeting.

Anne informed the board that the Newsletter received a request from the I'On Club to put something in the June Newsletter about a preview party for The Porch at I'On. She commented that this is a bit controversial because of the recent litigation and new lawsuit that has been brought forth. She asked the Board if it wished to have the newsletter deny the request due to the current litigation.

Motion made to not accommodate the request because of the other circumstances (i.e. litigation). Motion seconded.

Stephen stated that due to the most recent litigation filed recently; he does not feel that the Assembly should be inclined to give the Club free advertising.

Tony noted that although it is upsetting that the Club has brought suit against the Assembly, he felt that we should honor the request since he sees the I'On Club as an amenity. He said that he believes we should look at what is beneficial to the majority of the neighborhood and he felt that the I'On Club being successful is beneficial to the whole community.

Deborah disagreed with classifying the Club as an amenity since it is privately owned and not part of the Assembly. Bob commented that if any other privately owned company was suing the Assembly we would not offer free advertising to them either.

Chad commented that a lot of neighbors are members of the I'On Club and may be interested to know about this. Anne responded that all members already received a notice from the Club and the notice would only be reaching non-club.

Motion made to not post I'On Club advertisement in the newsletter. (Chad recused himself). Five in favor. One opposed. Motion passed.

Tony brought up the recent discussion group post that was posted on the I'On Community website regarding an anonymous letter that was sent to an I'On neighbor. Tony felt that by calling the ladies coffee group "a bunch of anonymous cowardly gossips," the post violated the website use agreement. Tony read from the regulations governing the use of the website where it stated, "we will not allow threatening offensive or abusive language." Tony said that he felt that the last statement in the post constitutes abusive language. He commented that the post seemed like a bullying notice, and he asked that the Communications Committee look at the post and decide if it should be removed from the website.

Several board members fully supported the critique of the letter's anonymity, as well as the suggestion to have the Communication Committee consider whether the term "cowardly gossips" is offensive language qualifying for removal of the post.

Secretary's Report: In her report, Martha proposed an amendment to the Board Committee Policy, which was created for committees that are appointed by the Board to define their role within the community.

Deborah explained that this amendment was sparked from committee members making comments in public forums, thus creating the appearance that their opinions represented the opinion of the Board. In the past committee members have posted opinions on items that were under consideration of the Board and/or subsequent committees, and the opinions or comments do not necessarily reflect the opinions of the committee or the Board, so to prevent this from recurring, Martha has updated the policy.

Motion to add the sentence "Consistent with Board member communications, no committee member may post or comment on topics under consideration by the Board and its committees" to the end of the Board committee policy. Motion seconded.

Motion made to amend wording to insert the word "publicly" after the sentence stating "no committee member may post or comment." Motion seconded.

Motion made to amend the statement to add "that are or may be under consideration by the board or one of its committees" after the word topic.

Chad inquired if this rule means that the committee member cannot discuss any topic in public, even just in conversation with neighbors. Bob replied that the issue is if you are on a committee and something is before that committee, committee members cannot go onto their computer and putting their own personal views in public on the issue that the committee is going to be making a decision on. He explained that the main goal is to show impartiality about items that are currently before the committee or board.

Deborah responded that the idea is to have committees follow similar guidelines to what the Board abides by, which is to not post or discuss items in public forum, on bulletin boards, etc., showing any kind of opinion other than during open Board meetings.

Stephen noted that this rule would vary depending on the committee, as the topics of some committees are not sensitive or controversial.

Motion made to make amendment to modify rule by insertion of the statement “that are or may be under consideration” after “comment on topics.” Motion seconded. Six in favor. One opposed. Motion passed.

Motion made to make amendment to modify the rule to insert the word “publicly” before “comment on topics. Motion seconded. Six in favor. One opposed. Motion passed.

Motion to approve amendment to the Board Committee Policy as amended by the revised language to read “Consistent with board member communications, no committee member may post or publicly comment on topics that are, or may be, under consideration by the Board and its committees.” All in favor to approve the amendment as amended. Six in favor. One opposed. Motion passed.

President’s Report: Deborah commented that as discussed previously, the Board is appointing a small task force to examine management options for the community going forward. Deborah stated that she and Anne have volunteered to be on the task force. They plan to look for a volunteer from the community, preferably a previous board member, to join the task force to look at community management options.

Motion made to form a community management task force. Motion seconded. All in favor. None opposed.

Deborah provided a Creek Club litigation update where she stated that the judge in the original litigation is up for election by state legislature to Court of Appeals. She anticipated the election to take place by the end of June; however, regardless of the outcome we will not have a new trial date until that issue is resolved.

Deborah reported that last week she was informed that the I’On Club and I’On Company have filed suit against the Assembly as well as Leann Adkins and Brad Walbeck relating to the Recreational Easement and Agreement to Share Costs. The Club and Company have asked for a declaratory judgment, which is basically asking court to declare that current easement as it stands is both perpetual and valid. The Assembly’s attorney is being instructed to oppose this suit in conjunction with Ms. Adkins and Mr. Walbeck and their attorney.

Deborah requested a vote for reimbursements for her CAI conference expenses and for Martha’s costs for the lights and podium that she purchased for the annual meeting.

Motion is made to reimburse Deborah and Martha for their expenses. Motion moved they be reimbursed. Motion seconded. All in favor. None opposed. (Deborah recused herself.) Motion passed.

Manager's Report: Mike reported that things at the boat dock were going well. He went over the cash basis summary report: the Assembly is ahead on collections, receivables are coming down, expenses are under budget, and delinquent accounts are down.

Mike reported that the 2nd half dues invoices will go out on June 2nd which will also include the invitation to the June 17th Town Hall.

The meeting adjourned at 8:59 p.m. and the Board of Directors were called into executive session at 9 p.m.

Executive session concluded and the business portion of the meeting commenced again at 9:50 p.m.

Bob relayed the Board's decision in regards to the appeal to permit chickens as household pets in l'On.

Bob moved that the Board of Trustees decline to review the opinion of the Board of Appeals, and the Board of Trustees will further assess Rule D-102, and specifically its applicability to chickens, as expeditiously as possible. During the time period that the committee conducts this assessment, enforcement of the Covenants Committee's decision in regards to the Titleholders' chickens will be suspended.

Motion seconded. All in favor. None opposed. Motion carried.

There being no further business, the meeting adjourned at 9:54 p.m.

Board Secretary: _____
Martha Morgan

I'On Trust Report for the I'On Assembly HOA Board Meeting June 2014

Recent Success -

The **Memorial Day Neighborhood Picnic** held on Sunday, May 25th was a great success! We had lots of neighbors come over to Maybank Green for a wonderful family picnic with great food and fun music and games for the kids. We felt it was a great success and thank you to everyone who attended, helped out and brought a covered dish to share.

Coming Up –

The 4th of July CelebratI'On

On **Friday, July 4** The Trust has a great day of activities planned for the entire family to enjoy.

The morning begins, dressed in your most patriotic outfit, at **7:30am** with The **I'On Club's Firecracker 5k**. The course will wind through the streets and trails in the I'On neighborhood. The race is open to all residents of the I'On community and I'On Club members free of charge. A complimentary breakfast will be served to race participants and residents of I'On with compliments of the I'On Club, from 7:30 - 9:00am. To pre-registration visit www.theionclub.com/firecracker5k.

Following the race do not miss participating and/or watching the **Parade on I'On** starting at **9:30am**. In your patriotic best with decorated bikes and golf carts; join the parade as it travels from Perseverance Park on N Shelmore to the Square. We are honored once again this year to have the Engine Truck from Station 3, the Naval Nuclear Power Training Command Choral Group and the Honor Guard from the Air Force participate in our parade. The Honor Guard will lead our **Salute on the Square** at **10am**.

From **6pm to 9pm** bring your picnics, blankets and chairs for some great music with **Plane Jane**. O'Brien's will be on hand with food and beverages as well as Lowcountry Fun Foods and Mr. Koolie. There will be a giant slide and face-painting for the kids. Please join in on the celebration at Westlake Amphitheater.

Of course, all these great events need volunteers. Please encourage your neighbors to get involved – it can't happen without you! If you are interested in volunteering, please contact Margaret at msummers@iontrust.org.

Thank you to the Assembly for their continued financial support of The Trust. The commitment ensures The Trust can continue to provide wonderful events to all residents and property owners in I'On.

NOTES
Landscape Committee Meeting
June 12, 2014

1. Perseverance area

It was noted the Asiatic jasmine in this area appears to be dying. Steve commented soil samples have been taken but take about 3 weeks to get results. He has also done some research and found there are very few things that impact it. While waiting on results, LOG will clean out dead plant material and break up the soil.

2. Pine tree in marsh

Mike advised he and Dave Rosengren looked at the very large pine tree that fell across the marsh along the section of trail on the side of Saturday Road. Neighborhood kids are playing on it and concern for potential liability has been raised. A plan was devised to cut the tree into sections and leave the sections in the marsh. Steve is getting a price to do so from Charleston Tree Service.

Subsequently advised the cost to cut the tree up and leave in marsh would be \$625. Authorized the work to be done.

3. Hosebibs on both sides of both lakes

A price of \$125 per hose bib has been given by LOG to install 4 hose bibs tied into irrigation. Total cost \$500 authorized. Hose bibs to be installed next week.

4. Grass in island Boathouse Close

Vandals damaged the grass over the weekend with a vehicle. Steve advised damage is being addressed with top dressing and dirt at no charge to the Assembly.

5. Amy's recommendation regarding Hellman's request (105 Jakes Lane) was discussed. Her recommendation to authorize the owner to take action requested at his expense was approved. Mike to contact owner. (I spoke with owner and sent email to confirm authorization)

6. Degnen Tree issue

Degnen request to IDC regarding neighbor's trees was discussed. It was agreed this is an issue between neighbors, not an Assembly issue. Mike to advise Mr. Degnen.

7. Steve reported mulching of common areas is in progress.

8. Replacement of Live Oak on Saturday Road

It was noted that a large Live Oak that was dead was removed by TOMP. The owner the tree was in front of wants something planted and had suggested Palmetto tree(s). Following discussion, it was agreed that Palmetto tree(s) would be out of place. It was further agreed the Assembly would plant an approximate 3 in caliper tree in October. Steve said cost would be about \$350.

9. Steve reported the irrigation system repair at 47 Krier has been completed.

10. Black Locust tree on Maybank Green

Tony discussed the request by an owner on Nolan Way to remove a black locust tree in front of his home on the Maybank Green side. The tree is difficult to see due to the large oak trees along the path. Following discussion, it was agreed to authorize the owner to remove the tree in front of his unit at his expense.

Infrastructure Committee Meeting Notes

June 17, 2014

The meeting attendees included Tony Woody, Chair; John Powers and Mike Parades, Community Manager.

Boathouse Refurbishment

Mike reported the carpentry repairs have been completed and a first coat of deck stain applied. There have been some issues with the work completion. LOG did not have a lock on the storage area under the upper deck. LOG's contractor left paint materials in the storage area and vandals splashed paint all over. Fortunately, the vandalism occurred before deck staining was done and was cleaned off by power washing. Some of the walls will have to be re-painted.

In addition, it is clear after the first application of deck stain that a second coat is needed to achieve the desired appearance. LOG says there was only one coat in its bid and that a second coat will cost \$950. Combined with its base bid and a charge by LOG to repaint the areas damaged by vandals, the total cost of carpentry and painting will be \$7,300. The Board authorized about \$7,000 from reserves for the refurbishment of the Boathouse including electrical and lighting repairs. The electrical and lighting repair bid price is \$975.

After discussion, it was agreed to proceed with second coat on deck and to charge the electrical and lighting repairs to the operating repairs expense account. It was further agreed conceptually, to look at changing the lighting so that the boathouse is always lit on the upper deck and lower area at night.

Flagpole Update

Mike reported based on feedback from vendor, likely pole won't be delivered before the 4th of July. Discussion about installation and Mike was directed to contact vendor for installation directions. It was agreed that the Square Merchant Association should be contacted about removing/relocating the street light by the pole as there will be up lights on the pole. It was agreed that Mike will talk to Steve Walker about cost of re-planting around the pole when installation is complete.

Perseverance Benches

Mike reported the benches at Perseverance need to be refinished like were done with the benches on Ionsborough. Mike advised LOG will refinish the four benches for the same price (\$200 each) that they did the Ionsborough benches for, total of \$800. Approval was given to proceed and try to have done by the 4th of July.

Frogmore Lift Station

Mike reported his conversation with Gary Poretto at MPWS. Gary has provided the agreement wherein the Founder agreed to maintain the enclosure while the Founder was in control and that the Assembly would continue to maintain the enclosure after transition. As such, it is the Assembly's responsibility to maintain. Following discussion, Mike was directed to proceed with the needed maintenance and have LOG plant creeping fig on the one section of exposed wall.

Creek Club Parking Incident

Discussion on what occurred and subsequent meeting between Mike Russo, Tony Woody and Mike Parades. Russo explained steps he is taking to ensure there are no further incidents and advised Parades to send Nelson's number to all registered boaters should there be an issue in the future.

Staging Dock Repair

Mike reported the staging dock repairs to the connection to shore have been completed at a cost of \$1,000. These were needed as the ramp from shore to floater was in imminent danger of falling in the water.

Creek Club Expense Budget

Mike discussed the draft budget that has been prepared for 2014. All agreed it was reasonable and should include a bill to the I'On Club to catch up their share of funding to the dock reserve.

Eastlake entrance Light pole

John advised that a couple of the glass panels have been broken. Mike will report to SCE&G.

Parking Jane Jacobs and Robert Mills

Discussion followed on need to contact TOMP to address parking in this area and the need for a double yellow line in the middle of the street. Mike to follow up with TOMP.

Little Free Library

Tony reported that Kay Chitty has brought this idea forward and is willing to pay for the library box if the Assembly will select and prepare a location. The location would be near the amphitheater along W. Shipyard.

There were no further items to be discussed and the meeting adjourned.

I'On Assembly Finance Committee Meeting

Participants Present: Ed Clem, Sally Raver, Frederik Winther, Anne Register; Mike Parades

Meeting Date: May 19, 2014

Submitted by: Anne Register

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
Review of the May, 2014 Financial Statements	The financial statements had been distributed via e-mail ahead of the meeting. Mike, Ed, Anne and Steve Wagner had reviewed them in some detail last week. Other questions were asked about the report, and Sally commented that it worried her that certain maintenance/improvement needs related to landscaping were being put on hold, specifically the work to be done on Krier Lane with the trees in the overflow parking areas. She cautioned that we have to be very careful when we wait too long to do something that is necessary. There was also some discussion about the work that Lawn-O-Green is doing. It was suggested that their contract needs reviewing to better understand the scope of what they are supposed to be doing for the neighborhood. No one seemed quite sure of when the contract was negotiated. At the end of five months, the financial position is in good order; however, Mike cautioned that several large expenses have been incurred in June. He also prepared a variance report to explain why some expense items in May were not in line with the budget. It has also been determined that the financial information that will be distributed to the Board will be the hybrid P & L report, the balance sheet, and the variance report, which includes a few other notes. Since this report will now be posted on the community website, as a result of a neighbor's question at the Town Hall, it is vital that the Board have the opportunity to review the same reports and to have questions answered. Mike also reported that through June 18, over \$94,000 had been received from the invoices sent out on June 3 related to the second payment for the 2014 homeowners' assessment.	The financials will be part of the Board packet for the meeting on June 26.
Delinquency Actions	Anne indicated there were three properties on the delinquency list that required action by the Board. She reported on these to the committee to get their approval of taking the recommendations to the Board. The first involves writing off a bad debt of \$2,551.19 on a property that was foreclosed on and has now been sold. The second involves a property where the owner has managed to come out from under the bank	These recommendations will be presented during the Executive Session of the Board meeting on June 26 for discussion and then voted on during the regular

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	mortgage foreclosure, but there is still a debt of \$5,226.63 owed to the Assembly. An Association lien was filed; now the Board will need to authorize that McCabe Trotter take action on this. The third situation relates to a past due assessment, penalties and interest amounting to \$640.12 on a property owned by a builder in I'On. The committee agrees that a letter should be written to the builder to inform them that they will not be permitted to bring any possible job to the IDC for consideration until this debt is paid. They also agreed with the other two actions.	meeting.
Billing for the Creek Club Docks	Anne shared with the committee members that the Board had disagreed with the committee's recommendation from last month concerning billing the owner of the I'On Club for the Club's portion of the costs for maintaining the docks at the Creek Club. The Finance Committee had recommended that going forward, a bill should be sent for the Club's portion every quarter; however, attempting to collect past due amounts dating back to when the docks were built in 2000 seemed like an action that would not bring good results. Board members did not agree with this conclusion and asked that a bill be prepared that did reflect the amount owed for the past 14 years. After doing a lot of research on the matter, Mike Parades was able to come up with a figure that represents the total amount owed as a reserve for dock maintenance at the Creek Club. The breakdown between the Assembly and the Club is based on a formula which includes a percent equal to the number of non-I'On residents who are Club members (212 in 2012) and a percent equal to the 759 residences in I'On. He also pointed out that fortunately for the Assembly, we have designated the amount we would have owed, if billing had been done, in our dock reserve funds. After discussion, those present agreed that the invoice was in order and should be presented to the Board. If approved, it will be included in a letter to the owner of the I'On Club .	The billing will be explained to the Board on June 26, and if satisfactory, it will be presented for approval.
Risk Management Study/Update to Reserve Study/Review of Reserves	The committee discussed the reserve situation in light of the \$495,000 that had been pulled to purchase the Creek Club. Members felt that it was imperative to update the Miller Dodson study from 2010 right away to be properly prepared to quantify reserve needs. The existing study has some gaps since it is outdated, it was not based on all the information that should have been provided by AMCS when it was undertaken and is therefore somewhat incomplete, and it does not include the additional assets that have come to the Assembly since 2010. Committee members	Anne will present the recommendation to the Board. Funds will have to come from the Professional Consulting line item in the budget for both the Miller Dodson update and potentially, a portion of the Hub

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	asked Anne to make a recommendation to the Board to have this study updated. RFP's will be sent to several companies which could do the work. Anne also reported that the Risk Management Study would be coordinated by Hub International and would be done in July. The maximum cost will be \$8,000.	International study.
Assembly Credit Card	Anne presented a request for the Assembly to secure a credit card to be used by SCS staff and occasionally by a Board member for essential purposes related to Assembly business and activities. SCS does not issue credit cards to its property managers as a rule, and Steve Wagner responded favorably to the suggestion that I'On might acquire one. He indicated that some of the other properties SCS manages have their own cards. Committee members recognized that this could be helpful for business transactions and also cautioned that it should be used by a very few people and have a cap on the credit amount of about \$2,000. Careful review of each month's charges should be done by Anne. If this is approved, then it is likely that Harbor National Bank would be requested to issue the card.	Anne will present this to Deborah and to the Board for approval.
Confirmation of I'On Addresses	Mike has found another way to check on property owners and addresses in I'On. It can be done by using the County tax records for a fee of between \$50 and \$100. The information will also be helpful in recognizing how much of the County's tax revenue comes from I'On which could prove valuable when the neighborhood has requests to make of the Town and/or the County. Committee members supported this idea.	Mike will secure the tax information.
Next Meeting Date	The July meeting of the Finance Committee will be on Monday, July 21 at 10:00 a.m. in the office conference room.	Reminders and information will be sent.

DATE: June 19, 2014
TO: Finance Committee
FROM: Mike Parades 
RE: Financial Highlight Report
Month Ending 5/31/14

Cash Revenues from Assessments

As of 5/31/14, actual cash revenues exceed budgeted cash revenues by \$48,912. This is a combination of many Titleholders paying the entire annual assessment (Deferred Income of \$51,603) and a reduction in Accounts Receivable from 12/31/13 of approximately \$8,250.

IDC Operations

Through 5/31/14, IDC revenue is \$11,350 or \$6,350 greater than budget while IDC expenses is \$8,698 or \$3,802 less than budget. In summary, the IDC continues to support its operations with the revenues being generated.

Other Variances of Note

1. Creek Club Expenses over budget \$1,216 primarily due to timing.
2. Staffing/Payroll under budget \$3,150 due to budget contemplates full time assistant and assistant is approximately 80% time.
3. CAI Membership over budget \$1,651 due to attendance by BOT President attendance at CAI National conference.
4. Repairs & Maintenance is under-budget \$3,652 primarily due to timing.
5. Landscape Enhancements is under-budget \$19,000 due to the decision to defer the Krier Lane parking as discussed at a prior Board meeting.
6. Pine straw/mulch under budget due to moving scheduled application to June.
7. Power Washing and Paint is under-budget \$2,000 primarily due to timing.
8. Pet Stations is over-budget \$1,572 primarily due to ordering a 6 month supply of bags and purchasing 3 pet stations to be installed in the Duany/Robert Mills trail areas.
9. Office supplies are over-budget due to the acquisition of new office furniture in January as opposed to last December.
10. Legal Collections is under-budget due to the success of Titleholders paying their assessments.
11. Professional consulting is under-budget \$10,000 due to timing.
12. Insurance is over-budget due to adding Creek Club ramp and docks to property and liability policies. A portion of this will be recovered when the I'On Club is billed their share of the costs.
13. Federal incomes taxes are over-budget due to no quarterly deposits being made in 2013 leading to a reduction in the budget for 2014, yet there was income tax due.

Overall, through May 31, 2014 operating expenses are under-budget \$59,612.

Bills for the 2nd installment of the annual assessment were mailed June 3rd with payment due July 1, 2014. Total billed was \$380,000 and of this total \$51,603 had been prepaid. Collections June 1 through June 18 total \$94,538.

Transfer fees received through 5/31/2014 of \$43,611 against annual budget of \$77,500. We are approximately \$10,000 ahead of budget.



I'On Assembly Homeowners Association
Balance Sheet
05/31/2014

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3301 Salterbeck St. - Ste 201
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	Cash - Operating	
1000	Operating Cash	32,014
1049	Operating Money Market	<u>127,168</u>
	Total Cash	159,183
	Cash - Money Market/CD - Reserves	
1052	Reserve Money Market	74,807
1052.1	Money Market-Harbor National	241,121
1057.23	Money Market - Ameris	191,332
1065.21	CD - Cedar Harbor - 5/23/15 .6%	215,000
1065.23	CD - Cedar Harbor - 5/23/15 .6%	<u>200,000</u>
	Total Cash - Money Market - Reserves	922,260
	Accounts Receivable	
1200	Accounts Receivable	48,445
1300	Allowance for Uncollectable Accounts	<u>-517</u>
	Total Accounts Receivable	47,928
	Total Assets	<u>1,129,371</u>
	Liabilities	
2000	Accounts Payable	17,452
2330	SCS Administrative Costs	4,587
2800	Deferred Income	51,603
2900	Construction Deposits	<u>10,000</u>
	Total Liabilities	83,642
	Reserve Equity	
3800	Reserve Equity	22,160
3831	Reserve-Docks	140,967
3832	Reserve-Buildings	49,753
3834	Reserve-Infrastructure	490,774
3835	Reserve-Landscape Improvements	140,967
3836	Reserve Contingency - Community Garden	3,575
3837	Reserve-Contingency	<u>73,085</u>
	Total Reserve Equity	921,280
	Retained Earnings	
3950	Retained Earnings	30,131
	Net Ytd Inc & Exp	<u>94,318</u>
	Total Equity	124,448



I'On Assembly Homeowners Association
Balance Sheet
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Total Liabilities and RE

1,129,371



I'On Assembly Homeowners Association
Income Statement - MTD-YTD-Hybrid I'On
05/31/2014

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3301 Salterbeck St. - Ste 201
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IDC Rev 11,350
IDC Admin < 8,698 >
IDC Surplus 2,652

	Actual Current Mo	Budget Monthly	Monthly Variance	Actual YTD	Budget YTD	YTD Variance	Annual Budget
Revenues - Cash							
4000 Assessments	9,790	0	9,790	423,412	374,500	48,912	749,000
4050 Special/Specific Are	(64)	0	(64)	521	0	521	0
4400 Legal/Lien Fee Incom	271	0	271	271	0	271	0
4500 Past Due - Late Fees	1,287	292	995	4,477	1,460	3,017	3,500
4610 Return Check Charge	0	0	0	25	0	25	0
4697 Directory Ad Revenue	0	133	(133)	30	665	(635)	1,600
4698 Facility Revenue	580	0	580	970	0	970	0
4700 Interest Income	21	29	(8)	121	145	(24)	350
4702 Interest Income-RSVs	133	292	(159)	1,009	1,460	(451)	3,500
4952 Mont School-Landscap	0	0	0	6,706	6,706	0	6,706
4954 IDC Revenue	1,800	1,000	800	11,350 (1)	5,000	6,350	12,000
Total Revenue	13,819	1,746	12,073	448,892	389,936	58,956	776,656
Expenses - Accrual							
Administrative							
5940 I'On Trust Expense	0	0	0	5,150	5,000	(150)	20,000
5945 Social Events/Commun	354	0	(354)	446	25	(421)	500
5950 Creek Club Expenses	400	0	(400)	1,216	0	(1,216)	8,000
6000 Management Fee	5,715	5,715	0	28,575	28,575	0	68,580
6010 Staffing/Payroll	2,621	3,583	962	14,766	17,916	3,150	43,000
6050 Security	0	0	0	0	0	0	5,000
6080 Office Rent	825	425	(400)	2,900	2,125	(775)	5,100
6092 CAI Membership Dues	1,651	0	(1,651)	2,166	515	(1,651)	515
6200 Bank Service Charge	0	0	0	30	0	(30)	0
6210 Postage & Delivery	0	66	66	516	330	(186)	3,000
6246 Directory Printing	1,069	0	(1,069)	1,069	0	(1,069)	3,600
6250 Printing	0	500	500	0	1,100	1,100	5,500
6260 Office Supplies	356	200	(156)	3,224	800	(2,424)	2,500
6400 Accounting/Tax Servi	0	0	0	0	500	500	500
6409 Website Maintenance	0	208	208	1,286	1,040	(246)	2,500
6500 Legal/Professional	3,744	2,000	(1,744)	36,743	34,000	(2,743)	50,000
6545 Legal-Collections &	0	500	500	240	4,000	3,760	10,000
6555 Professional Consult	0	3,000	3,000	0	10,000	10,000	12,000
6556 Risk Assessment	0	0	0	0	0	0	4,000
6557 IDC Administration	1,500	2,500	1,000	8,698 (1)	12,500	3,802	30,000
Total Administrative	18,235	18,697	462	107,026	118,426	11,400	274,295
Maintenance							
6020 Contract Landscaping	14,758	14,758	0	73,790	73,790	0	177,096
6830 Signage	0	200	200	0	500	500	2,000
6840 Repairs/Maintenance	1,236	2,400	1,164	4,998	8,650	3,652	25,000
6841 Infrastructure Enhan	0	250	250	0	1,250	1,250	3,000
6842 Vandalism	0	0	0	140	1,000	860	5,000
6845 Seasonal Flowers	7,900	0	(7,900)	7,900	7,900	0	15,800
6847 Walking Path-Repairs	0	0	0	1,109	1,500	391	7,500
6849 Landscape Lighting	0	100	100	845	1,000	155	2,500
6850 Landscaping Enhancem	0	8,000	8,000	0	19,000	19,000	32,000
6852 Grounds Supplies	2,215	4,000	1,785	19,655	23,000	3,345	34,475
6854 Plant/Tree - Replace	0	1,000	1,000	125	4,000	3,875	6,000
6856 Tree Maintenance/Tri	5,460	0	(5,460)	20,325	13,730	(6,595)	24,050
6858 Pine Straw/Mulch	0	22,280	22,280	0	22,280	22,280	22,280
6860 Irrigation Repairs	350	250	(100)	875	1,250	375	3,000
6862 Power Washing & Pain	0	0	0	0	2,000	2,000	4,000
6864 Mailbox Repairs	0	0	0	1,966	2,000	34	3,000
6866 Pet Stations	336	0	(336)	3,472	1,900	(1,572)	4,000
6868 Fish and Wildlife	0	0	0	0	1,250	1,250	1,500
6870 Lake Equipment Maint	0	0	0	533	700	167	2,000
6874 Streetlight Replacem	0	250	250	0	1,250	1,250	3,000



I'On Assembly Homeowners Association
Income Statement - MTD-YTD-Hybrid I'On
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3301 Salterbeck St. - Ste 201
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		Actual Current Mo	Budget Monthly	Monthly Variance	Actual YTD	Budget YTD	YTD Variance	Annual Budget
6941	Pond/Lake Maintenanc	575	1,000	425	2,975	4,000	1,025	6,900
6942	Playground Improveme	0	0	0	0	0	0	2,000
	Total Maintenance	32,830	54,488	21,658	138,707	191,950	53,243	386,101
	Utilities/Insurance/Taxes							
7000	Electricity	4,713	4,721	8	23,272	23,605	333	56,650
7010	Water	981	650	(331)	3,117	2,711	(406)	9,000
7015	Storm Drain	0	258	258	0	1,290	1,290	3,100
7060	Insurance	0	0	0	20,788	16,000	(4,788)	16,000
7450	Federal Income Taxes	0	0	0	2,090	200	(1,890)	200
7460	Property Taxes	0	0	0	0	0	0	310
	Total Utilities/Insu	5,694	5,629	(65)	49,267	43,806	(5,461)	85,260
	Total Expenses	56,759	78,814	22,055	295,000	354,182	59,182	745,656
8000	Replacement Reserves	0	0	0	13,750	13,750	0	27,500
8012	Reserves-Int Inc Tra	0	0	0	0	0	0	3,500
	Net Surplus(Deficit)	(42,940)	(77,068)	34,128	140,143	22,004	118,139	0

**Minutes
I'On Assembly, Inc.
Covenants Committee
April 16, 2014**

Members Present: Bob Davis, Chair; Scott Alderson; Lori Bate; Lori Feehan; Linda Rinaldi and Peggy Watt.

Members Absent: Ginger Black

Others Present: Mike Parades

The meeting was called to order at 6:05 pm.

Bob asked for a motion to approve the minutes of the April 3, 2014 Committee meeting. Upon motion made and seconded, the minutes were approved as written.

Deborah Bedell joined the meeting and provided the Committee with an update of the Board of Appeals' hearing of the Committee's decision regarding the chickens and chicken coop.

Deborah stated that what the Covenants Committee is doing is an important function of governance. On behalf of the Board of Trustees and all Titleholders, she expressed thanks for the Committee members volunteering to serve.

At the conclusion of her remarks, Deborah left the meeting.

Bob commented that the article discussing covenant enforcement drafted by Lori Feehan is excellent and will appear in the May community newsletter.

The Committee discussed "Accessory Dwelling Units" (ADUs) and, specifically, the issue of parking in connection with ADUs. When an ADU is rented to a tenant, the issue of adequate parking, which is an ongoing problem in I'On, is theoretically made worse by the tenant's vehicle(s). The Town of Mount Pleasant requires a dedicated off-street parking space in connection with a town-approved ADU. However, not all ADUs in I'On comply with this town requirement or have formal town approval as an ADU.

Some structures within I'On, which did not rise to the town-definition of an ADU at the time of their construction, were later internally-improved by the owner and became a de facto ADU, as defined by Mount Pleasant. However, the dedicated parking space required by the town was not provided as part of that improvement and Mount Pleasant approval of the newly-created ADU was not formally obtained.

The IDC, as currently constituted, is being careful to require adequate parking in connection with all building plans. The Committee affirmed that this ongoing degree of care exercised by the IDC is vitally important for the entire community.

With this understanding, the Committee determined NOT to take action with respect to:

- A. ADUs that are: 1) approved by the IDC; and 2) constructed consistent with that approval; but 3) lack adequate parking under the town rule. It is the Committee's conclusion that IDC approval of plans and construction consistent with such approval effectively prevents any after-the-fact action by the Committee and would cause the community to view any such action as unfair.
- B. Structures that: 1) were not ADUs, as defined by Mount Pleasant, at the time of construction; but 2) later rose to satisfy the town definition of ADU as a result of internal improvements made by the owner; and 3) lack adequate parking. There are two reasons for this conclusion. First, the Committee has no appetite to police internal improvements within a structure and believes that the IDC shares this view. Second, while referring such a situation to the Town of Mount Pleasant might result in the town requiring after-the-fact administrative approval associated with an ADU and would be likely result in the town imposing the tax applicable to an ADU, the Committee found it to be unlikely that the town would exercise its authority to require the owner to create an additional parking space. Such an outcome would do nothing to remedy the parking issue, which is the Committee's specific focus with regard to ADUs.

The Committee determined that it WILL take action when any structures, ADUs or otherwise, are built inconsistent with IDC approval. The Committee encourages the IDC to refer to it all such situations, including ADUs that are constructed with parking other than as approved by the IDC.

Mike provided a photo presentation of various covenant violations currently existing within the neighborhood. The Committee discussed these infractions and their prioritization. Such violations included, but were not limited to: boats stored improperly and without necessary screening; boat trailers improperly parked; trash and recycling bins stored without proper screening or left out on the curb days after pick-up; and homes in need of general maintenance.

The Committee authorized Mike and Bob to meet before the Committee's regular May meeting to finalize courtesy reminder letters to be sent to several Titleholders where the types of infractions described above are in existence.

There being no further business, the meeting adjourned at 8:10 pm

Respectfully submitted by


Lori Feehan

**Minutes
I'On Assembly, Inc.
Covenants Committee Meeting
May 21, 2014**

Members Present: Bob Davis, Lori Feehan, Linda Rinaldi, Peggy Watt, Lori Bate, Ginger Black

Members Absent: Scott Alderson

Others Present: Mike Parades, Community Manager

The meeting was called to order at 6:05 pm.

Bob asked for a motion to approve the minutes of the April 16, 2014 meeting. Upon motion made and seconded, the minutes were approved as written.

Bob provided an update on the issue of non-household animals and unapproved structures. He explained that the Titleholder made a request for the full Board of Trustees to review the decision of the Board of Appeals as to this matter. The question of whether such a review will occur will be decided at the Board of Trustees meeting on May 22.

Bob made the Committee aware of a suggestion received from a Titleholder to conduct a quick/simple survey of all Titleholders on the positives and negatives related to the community's existing covenants, bylaws and rules. The idea is being considered by the Board of Trustees.

Bob reported that communication has recently been received from the Founder asking whether the community is following Rule D107 in resolving disputes governed by the covenants, bylaws and rules. Discussion followed. The Committee noted that there are many situations where the procedures set out in this rule simply do not work as a practical matter. Further, the Committee took note of the multiple inconsistencies that exist in the Covenants, Bylaws and Rules. These inconsistencies make the absolute application of any one single provision in any of those documents problematic.

Bob commented that he is preparing his report for the Mid-year meeting and asked each member of the Committee to provide input which they believe would be relevant.

Mike Parades reviewed information in the packet related to courtesy letters sent and provided a monthly report summarizing the status of actions taken.

Discussion occurred regarding a screened porch on the front of a house. To the best of the Committee's knowledge, the IDC has never approved any screened porch facing a thoroughfare street. It was agreed that a letter be sent to this specific Titleholder asking whether she has a letter of approval from the IDC for screening on the front of her house. If the Titleholder cannot produce such a letter, a decision will need to be made by the Committee whether the Titleholder will be required to remove the screen.

Bob reported on a complaint received from a Titleholder regarding the condition of a rental home on Jane Jacobs. He personally walked past the home and agrees that the house and yard need attention. Mike will contact owner of the rented property.

There being no further business, the meeting was adjourned at 8 pm.

Respectfully submitted by

A handwritten signature in cursive script, reading "Lori Feehan". The signature is written in dark ink and is positioned directly below the text "Respectfully submitted by".

Lori Feehan,
Secretary

IDC REPORT JUNE 2014

Rev. Date	Address	Submittal Request	Action
6/3	PERSEVERANCE	CTES/LANDSCAPE	APPROVED
6/3	EASTLAKE	CTES/PAINT	APPROVED
6/3	FROGMORE	CTES/PATIO	APPROVED
6/3	KRIER	FDR	AW/C
6/3	JANE JACOBS	LDR	AW/C
6/3	JANE JACOBS	FDR	AW/C
6/3	JOGGLING	LDR	AW/C
6/3	JOGGLING	LDR	AW/C
6/3	PERSEVERANCE	CTAD	CONDITIONAL APPROVAL
6/3	PONSBURY	CTES/CARPORT	AW/C
6/3	W. SHIPYARD	CTES/FENCE	CONDITIONAL APPROVAL
6/3	MCDANIEL	CTES/DRIVE	APPROVED
6/3	FAIRHOPE	CTES/DRIVE	APPROVED
6/17	EDENTON	SPEC. REQ.	APPROVED
6/17	HOPETOWN	CDR	NOT APPROVED
6/17	EASTLAKE	CTES/STAIRS	AW/C
6/17	FERANDINA	CTES/PAINT	APPROVED
6/17	N. SHELMORE	CTES/REPAIR	APPROVED
6/17	JANE JACOBS	CDR	NOT APPROVED
6/17	N. SHELMORE	CTES/STAIRS	AW/C
6/17	IONSBORO	TREE REMOVAL	APPROVED
6/17	HOPETOWN	CTES/PAINT	APPROVED

REPORT TO HOA – FEES AND DEPOSITS

MONTH	FEES	DEPOSITS
DEC. 2013	\$1650.	
JAN. 2014	\$3600.	
FEB. 2014	\$1600.	
MAR. 2014	\$1650.	\$5000.
APR, 2014	\$1350.	
MAY 2014	\$1450.	\$ 350.
JUNE 2014	\$1800.	\$5000
TOTAL TO DATE	\$11,300.	\$10,350.

Options for Neighboring Homeowner Review/Input on Proposed Construction or Structural/Landscaping Changes:

1. Maintain Current Status—No advance notice provided to neighboring Titleholders.
2. Before any IDC review begins, NDC conducts on-site “survey” to assess potential impact on neighboring Titleholders. NDC advises IDC of any possible issues observed.
3. NDC determines addresses of any directly abutting neighbors and sends an email to each advising that Titleholder has requested design review. Abutting neighbors advised that if they have questions or concerns they should address them with the Titleholder. No IDC action to be taken until ten (10) days have passed since email sent.
4. Same as #3, but NDC advises abutting neighbors that if they have any questions or concerns they should send them in writing to the NDC within ten (10) days. No IDC action to be taken until 10 day period has expired and any questions/concerns have been shared with IDC.
5. NDC posts on l’On community website notice of a requested design review (Titleholder, address, brief description of proposed construction or changes). Notice provides information on how to submit questions or concerns to NDC. No IDC action to be taken until posting has been “up” for at least ten (10) days and any questions/concerns have been shared with IDC.
6. Require placement of an IDC designed/produced “sign” in front yard of Titleholder, advising the public of the requested design review with instructions for sending questions/concerns to IDC. Sign remains in place for ten (10) days and no IDC action until 10 day period expires and any questions/concerns have been shared with IDC.
7. Combine Options 5 and 6.

Notes:

- Option 2 to require an additional \$25 review fee for approximately 1-1/2 hours of NDC time.
- Options 3-6 to require an additional \$100 review fee for approximately 5 hours of NDC time.
- Option 7 to require an additional \$150 review fee for approximately 7-1/2 hours of NDC time
- Process described for Options 2-7 not required for requests to repaint same color, minor landscaping (such as plant replacement), or repair/maintenance not involving any significant changes (patching stucco, pointing mortar, etc.)

I'On Assembly Communication Committee Meeting

Note: Updates since this meeting occurred are posted in red under the follow up/action steps column.

Participants Present: Lees Baldwin, Barb Fry, Julie Hussey, Vikki Davis, Steve Degnen, Margaret Summers, Anne Register; Jessica Gosnell

Meeting Date: May 28, 2014

Submitted by: Anne Register

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
Updates on the Website	Finding I'On through a Search: Anne reported that both Steve and Lees had commented on not being able to find the I'On Community at all when doing an online search. Jessica is trying to get to the bottom of this and has been in touch with Association Voice which has given her some possible things to try with Google. One issue could be the need to optimize how I'On comes up, but paying for this is expensive. Making the Website a Bit Friendlier: Anne indicated that she and Jessica had begun a project to review the entire website to locate places where information needs to be clearer or more complete, etc. There are definitely some edits that are needed. One issue is how much information is available for the general public to have access to as opposed to neighbors who have sign-in capabilities. This is a work in progress, and Anne encouraged any committee members who notice things that need some edits to let her or Jessica know. Trust Location and Information: Margaret and Anne and Jessica are meeting to go over the possibilities for shifting and enhancing the information about the I'On Trust on the website; again, part of the goal is to make the site more user-friendly and really helpful for neighbors. Language on the Message Board: Anne reported on an incident that happened earlier in May when a neighbor posted a very rude and accusatory message on the board. At the May Assembly Board meeting, the members requested that the Communications Committee consider what to do in this instance as well as how to handle other unacceptable postings in the future. There was considerable discussion on the issue. Barb gave some history on how such situations have been handled in the past. Anne also provided information about what is allowed in the rules for usage of the website. The group determined that the offending posting should be removed and an e-mail message of explanation, referencing what is in the rules about defamatory or abusive material and other inappropriate activities, should be sent by Anne to the neighbor who was responsible. They also agreed that any future	• Jessica will continue to work with Association Voice on technical problems. (The search problem has been taken care of; I'On Community now seems to appear at or near the top of the list of "ion" categories when a search is done.) • Anne and Jessica will continue to evaluate the website and make edits and other changes as appropriate. • Anne and Margaret and Jessica will work on a plan to improve and expand the Trust's presence on the website. (There was a meeting on May 29, and progress was made. Jessica wants to update Martha M. when she returns to town before changes are made.) • Anne will draft a response to the neighbor who posted the offensive message and circulate it to the committee

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	postings which cross the line of not adhering to “common decency” and courtesy to neighbors should be brought to the attention of the committee and that quick action should be taken to consider the appropriate response to the offensive posting, including removal.	members for their edits. She will then send it on to the neighbor and instruct Jessica to remove the posting. (The message was sent to the neighbor, and the posting was removed. To date, no response has been received. The Board was updated on these actions when they occurred.) • In the future, if an inappropriate posting appears, Anne will contact the committee members as soon as possible, ask for their thoughts, and then determine the consensus about the appropriate action. If a message is removed, a posting will be put in its place to explain why this was done.
Updates on Directory Deliveries and Securing Contact Information from Neighbors	Vikki reported that the Ambassadors have the new directories in hand to deliver to new residents. When they receive an assignment, they have a month to make the delivery. If they are not successful, then a letter is sent to the resident to let them know that the directory is available and also to request their current contact information. Anne indicated that when the invoices are sent around the first of June for the second payment of the annual homeowner’s assessment for 2014, a reminder can be included about contacting the management office to report any change in contact information.	Anne will draft a statement for the mid-year invoices. (This was done. The message was on the actual invoice that went out.)
Update on Homeowners’ Guide Project	Lees and Julie reported on their progress with planning for the guide. They’ve investigated printing costs, considered the best size for the guide, and researched what is already available on the website or in the directory or in old newsletters that	Work will continue on the project, and the committee will be kept updated.

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
	gives helpful information for neighbors. They will work to pare this down to keep the “helpful hints” in the directory brief but appropriate for sharing the most critical things neighbors need and/or will want to know.	
Mid-year Meeting Plans	Committee members discussed the plans for what is to be called the Town Hall Forum and will replace the traditional mid-year meeting of the I’On Assembly. The Board was very enthusiastic about the recommendations the Communications Committee made for an “Express Yourself” project and requested the committee to move forward. Ideas for making this activity fun and friendly were discussed. Music should be played that seems relevant to sharing ideas; six open-ended questions should be asked and placed on posters on which neighbors can then post their responses. At the end of the night, all postings will be collected and turned over to the committee. Any comments made during the actual Forum will also be turned over to the committee to review. Folks who want to speak will be assigned numbers so they will easily know when they are next. Time limits will be in place.	Anne and Jessica will continue to work on the logistics for the meeting. Steve volunteered to make the posters, and committee members were asked to send their thoughts about the six questions to Anne. Steve, Julie, Vikki and Lees will be available to help with the Forum on June 17. (The meeting was a big success. The Town Hall Forum was positive; 50 people came to Potluck and about 50 more came just for the Town Hall; about 12 people spoke on a variety of topics, and Jessica took notes on these comments; approximately 100 post-it notes were left on the posters with many topics covered. Steve D. has compiled the notes and they have been sent to the Communications Committee and the Board. An e-mail blast was sent out on Friday, June 20 to invite those who did not attend to share their thoughts about what I’On needs, and additional messages have been received. The Communications Committee will sift through all of the information and report on the

AGENDA ITEM	DISCUSSION/DECISIONS	FOLLOW UP/ACTION STEPS
		findings to the Board and eventually to the community.)
Next Meeting Date	The committee will meet again on Wednesday, July 9 at 10:00 a.m.	Reminders will be sent about the meeting.

PRESIDENT'S REPORT

June 2014

LITIGATION UPDATE: Judge Stephanie McDonald will preside over a new trial of the Creek Club litigation beginning on July 28th. In a motion hearing held on June 19th, the judge handled certain procedural motions relating to the trial and the new suit for declaratory judgment. The new suit issues are being wrapped into the original litigation, and the Graham interests may be allowed to conduct further depositions of the plaintiffs and possibly the Board president relating to the settlement. There is also a dispute about what information about the settlement will be admissible at trial.

RISK MANAGEMENT STUDY: HUB International has provided a bid to conduct a risk management study, to occur during the month of July. Fees will not exceed \$8,000, and may be discounted if the Assembly elects to place its insurance coverage through HUB. Nationwide, the Assembly's current insurer, also plans to conduct some sort of study at an unspecified date, although they have provided no details. **VOTE REQUIRED.**

COMMUNITY MANAGEMENT OPTIONS: The Community Management Options Task Force has met to discuss a recent letter from SCS outlining proposed fee increases, and will make a recommendation to the Board. **VOTE REQUIRED.**

TOWN HALL FORUM: The Town Hall Forum was held on June 17th, with a very good turnout. Many residents offered comments and questions during the forum and on the "Express Yourself" boards, as well as on our website following the forum. The Assembly presented Dave and Cynthia Rosengren with a bench in their honor and a photograph of the Amphitheatre taken from their porch as a token of appreciation for their many years of volunteer service to I'On, before their departure to Colorado.

CHITTY GIFT: Kay and Charlie Chitty have offered to provide a Little Free Library to I'On. They will work with Tony Woody and perhaps the IDC to determine a location and style of the Library box.

Manager's Report June 2014

Billing of 2nd Installment of Annual Assessment

Bills for the 2nd installment of the Annual Assessment were mailed June 3, 2014 to all 759 residential lots and Holy Ascension Church, who pays voluntarily. Payment is due July 1st and will be considered delinquent if not paid by July 31st. After application of prepaids at 5/31/14, the net cash bills mailed total \$328,397. Through 6/23/14, have received payments of \$117,058.

Summary Financial Report

Based on comments at the Town Hall meeting and as reported in the Treasurer's report, the monthly Balance Sheet and Hybrid Income Statement along with the Manager financial report will be included in the monthly board package, which is posted on the website. This will improve the transparency of financial operations for those Titleholders who are interested.

Boat Ramp and Docks

Repairs have been completed to the staging dock at a cost of \$1,000. The repairs were needed due to the potential of the dock attachment to the shore failing. There are other needed repairs that will be scheduled over the next few months. Overall, the ramp and docks are in reasonably good condition.

As of 6/23/14, there are 54 registered boaters. The docks are being monitored daily during the week by management and the members of the boating committee are monitoring on the weekend. I am pleased to advise for the past week only registered boaters are using the ramp and docks.

There was a problem with blockage of the ramp in early June that has been addressed by additional signage, a change in security coverage for events at the Creek Club and improved communications between management and the lessee of the Creek Club.

Billing to the I'On Club

After further research, a proposed budget for 2014 was presented to the Finance Committee for its approval and recommendation for approval by the Board.

Based on research, it was determined that the required dock reserve component had never been billed prior to 12/31/12. In 2013, the finance committee recognized the need to establish a dock reserve and designated a portion of accumulated reserves to a dock reserve for its share of such reserve. The Board approved the finance committee's recommendation and since 1/1/13, funding of the Assembly's share to the dock reserve has been done.

As part of the proposed budget for 2014, a one-time billing is recommended to the I'On Club to fund its share of the reserve as of 12/31/13. The amount to be billed is \$35,316. With this billing, both the Assembly and the I'On Club will have fully funded the required reserve as of 12/31/13. Funding for 2014 and forward will include an annual contribution to the dock reserve and be allocated to each party in accordance with the provisions of the Use agreement.