I'On Assembly
Board of Trustees Meeting
Thursday, August 15, 2013
6:30 P.M.
Executive Session 5:30 P.M.
Conference Room
159 Civitas Street, Second Floor
Mt. Pleasant, SC

AGENDA

I. Call to Order
II. Approval of Minutes
- July Board Meeting Minutes

III. I'On Trust – No Report
IV. Landscape/Infrastructure Report
- Landscape – No Report
- Phase 7, 9, and 10 Handover

V. Treasurer Report
- Ratification of Dock Insurance Renewal

VI. President's Report
- Review of Creek Club Litigation Status
- Strategic Planning

VII. IDC Committee Report – No Report
VIII. Amenities Report
IX. Communications Report
- I'On Directory Expense

X. Secretary Report
- Fire Pit Policy
- On Street Parking

XI. Compliance – No Report
XII. Community Manager
- Introduction of Admin Assistant

XIII. Adjournment

Report of the amenities Committee for August Board Meeting

1) New sign posted at firepit as proposed. Standard procedure for reserving firepit established and being placed on website.
2) Subcommittee for the docks scheduled for next meeting later this month.
3) There are ongoing complaints about parking around the soccer field. Proposed rules included for board review, possible vote.

To: The Ion HOA

Amenities: Eastlake Field.

At the HOA feedback meeting in June, the issue of parking generally and on Eastlake Rd specifically was raised.
One of the Eastlake residents made the important point that the issue of parking at the entrance to Eastlake is not the parking per se, but the utilization of the sports field and he questioned why we allow external groups to use the field.
Examples of current use are

- Suarez Soccer Clinic – every Saturday morning for most of the school year.
- Palmetto Christian Academy Soccer team practice sessions twice to three times per week from 4 until 6pm during the school year
- More recently the use by a Lacrosse team summer camp for 4 weeks, 4 times a week from 4 – 8 pm.
- There are many other teams that use the field on a fairly regular basis during the week, often without booking.

As context:

- None of the teams contribute to the upkeep of the field or pay for the use.
- Lacrosse is a highly dangerous game and should never be allowed particularly where properties or community spaces (the Community garden for example) abut the field
- Suarez is a commercial venture. Why should we be funding a commercial venture?
- All the activities take place during peak traffic times and peak resident recreational times.

Neither the HOA nor the Ion Development Company could give a satisfactory answer and so I'd like to make the following proposal for rules for usage of the Eastlake Field.

1. Eastlake Field is a designated common area for use by residents only. (Note: the current rule, whereby 50% of the users must be residents, is unenforceable)
2. The field is not to be used as s practice or competitive facility for any team.
3. The field is not to be used for commercial ventures.
4. Residents may book the field for ad hoc games or events as they may do for any common space.
5. Booking should comply with the bookings procedure in terms of insurance, cleaning up etc.
6. The Amenities chair of the HOA will monitor usage of the field.
7. No booking shall be made during peak traffic periods Mon – Fri 7am – 8:30 am; 5 pm – 6:30 pm; or Saturday and Sunday mornings 9-11am
8. If residents do not make a formal booking the field may be used by families and small groups on a first come first served basis.
9. No hard ball games shall be allowed (baseball and lacrosse).

Yours truly,
Steven and Gayle Woodward 62 Eastlake Rd.

I'ON
Board of Trustees Meeting Minutes& Homeowner Forum
July 18, 2013

Members Present: Deborah Bedell, Tony Woody, Martin Hansen and David Countryman. Martha Morgan and Jay Thompson via phone.

Members Absent: Frederik Winther

SCS: Trisha Elrod, Dana Cutright

Guests: Ed Clem, Dave Rosengren, John Bigler, Melinda Armstrong, Amy Sage

Homeowner Forum: The forum began with a request that the signs for the walking paths on Eastlake be reinstalled. Tony Woody agreed to look into installing the sign. There was a concern addressed about cars parkingon the sidewalks of Latitude Lane. The Compliance Committee will be looking into this concern.

Call to Order: 6:10p.m.

Approval of May Board Meeting Minutes:
Motion to approve the May minutes with modifications to add Tony Woody's last name. All were in favor. Motion carried

Motion to approve the ratification of the following infrastructure items: Flyer posts, Dock inspection, and Marsh path repairs. All were in favor. Motion carried

I'ON Trust: The July 4th celebration was a huge success. The next event, "Screen on the Green",is scheduled for July 26th. Volunteers are needed for the event. Please contact Melinda Armstrong if you would like to help.

Landscape/Infrastructure Committee:
Landscape:
The five right of way common areas identified for grass testing were hydro seeded. The test areas are responding well and the Landscape committee will continue to monitor the progress. Also, all common area and right of way palms have been pruned and fertilized.

The Rialto/Krier parking area has been reviewed and a preliminary design concept was submitted. The landscape architect quoted $1,200-$1,500 to develop a detailed landscape plan for the project.

Motion to approve the Landscape Committee to spend $1,200-$1,500 to develop detailed drawings and renderings for the proposed new parking design at Rialto and Krier. All in favor. Motion carried.

Infrastructure
The Town will be out to paint the on street parking spaces for Jane Jacobs Rd., Duany Rd., and Robert Mills Circle soon. There is no specific completion date. The Town also came out and looked at the Westlake storm water outfall structures, and recommended that the wooden docks over them

be removed to allow proper water flow in the event of a major storm. The Infrastructure committee will be looking into possible solutions.

The scheduled July 31st date of the I'On Company to begin handing over the amenities to the Assembly may be delayed. There was a second walk through with a follow up walk through scheduled, but the I'On Company cancelled. To date, it hasn't been rescheduled. Also, the I'On Company informed the Assembly that they would not be handing over Governors Park because it hasn't been constructed.

Treasurer Report:
Ed Clem gave the financial report in Frederik's absence. Over all the financials are on track through June and the budget projection looks good for year end.

President's Report:
Review of Creek Club Litigation Status: Settlement talks have fallen apart. A trial date is now set for January 6, 2014. At this point, there has been no contact from the Plaintiff's attorney.

Board meeting date change: Due to the tight time constraints between SCS book closing dates and preparing the finance report, the Board meeting dates will need to change.

Motion to move the Board meetings to the 4th Thursday of every month. All in favor. Motion carried

Security: A report from police concerning a street confrontation with a female security guard and a resident is being looked into. The use of I'On's security service is being reviewed as well.

The Maybank Green signs that were stolen have been found. A resident individual has been arrested and the Assembly will be pressing charges. No trial date has been set.

Proposed By-law amendment: A non-resident owner proposed to amend a By-law. The proposed bylaw, Art. VIII, Section 8-103,reads as follows:

Except as otherwise provided in the Declaration or these Bylaws, all notices, demands, bills, statements, or other communications under the Declaration or the Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States mail, first class postage paid:

(a) If to a Member, at the address which Member has designated in writing and filed with the Secretary, or if no such address has been designated, at the address of the LOT of such Member. At the property closing the Member shall provide their telephone, email and preferred mailing address for the HOA Secretary's use in communications sent to the entire community for the benefit of all.

*Motion to support and enact the proposed Bylaw amendment to Art. VIII, Section 8-103.
4 opposed. 1 in favor. Motion denied.*

Fall Board Plans: The Board plans to do a skills inventory of current Board members with the goal of identifying skills needed for new Board members, as three seats are opening up in the Fall. The Board hopes to move into a more strategic planning role for the community.

I'ON Design Committee: No report submitted.

Amenities: No report submitted.

Communications Report: The committee will be looking into printing more "20 is plenty in I'On" bumper stickers to help remind people to drive slower.The committee will also begin looking into options and recommendations for proceeding with an I'On directory.

Secretary Report:
Staffing: Trisha Elrod is currently interviewing to fill the recently vacated Admin. Asst. position. Until a replacement is found, the backlog of work will continue.

Website: SCS purchased software to convert all documents to searchable PDF's. The conversion process will begin soon.

Compliance Report: A N. Shelmore resident requested that their late fees be waived.

Motion, with respect to the Shelmore resident requesting a late feewaiver, that a late fee waiver should not be allowed. All in favor. Motion carried.

Meeting Adjourned at 8:15P.M.

Infrastructure Committee Report

Committee Members:
Tony Woody, John Powers, Trisha Elrod

August 15,2013

Items to be Completed;

1. **On-street Parking** – The Infrastructure Committee met with the Town of Mount Pleasant (TOMP) to review the areas to receive painted on-street parking spaces, and the complaints / suggestions made by various neighbors over the last few months. The areas scheduled for installation of on-street parking spaces are Jane Jacobs Road, Duany Road and Robert Mills Circle. The Town has stated that the work will be accomplished as they have time and manpower, but there is no date certain. We will continue to monitor the situation. If there are any comments or concerns after the installation those can be forwarded to Trisha and me for review. *No change*
2. **West Lake Stormwater** Outfall Structures – Town recommends that we remove the wooded dock from the top of each structure. During a very large storm event the top of structure is designed to accept runoff from the lakes to prevent flooding of the adjacent properties. The Committee is investigating the removal of the wooded docks, and will report its findings. *No change*
3. **Hydro Mixer** – The Committee met with The Greenery that was hired to manage the lakes. After reviewing the canals they believe the each will maintain itself without the use of the hydro mixer with one exception. The area on the northern canal nearest East Lake expands at the bend and the additional area appears stagnant. The one working hydro mixer will be moved to the stagnant area. There is no research that we know of so this is a trial and error process. We will keep the Board informed of the progress. *We believe there is an electrical issue with the diffuser that isn't working. We should know for sure next week and be able to finalize a strategy.*
4. **Hospitality Pond Aerator** – not working. Investigate problem and repair. *Committee authorized repair work for $528.36. The cost will be charged against the Repairs / Maintenance (6840) budget.*
5. **Handover of Amenities** – Plans are still in place for a handover of the amenities in phases 7, 9, and 10 from The I'On Company before July 31, 2013 when the I'On Company completes their repairs to the areas identified in the previous walk through. On June 18th we completed a second walk through for a portion of the area and noted some discrepancies. A follow up walk through was scheduled, but the I'On Company cancelled and to date it has not been rescheduled. I am concerned that the final turnover will be delayed. Additionally the I'On Company informed us that the turnover will not include the park on Robert Mills as it has not been constructed. No date for completion of the park or for its turnover has been provided. We will keep the Board informed of the progress. *The final walk through occurred on July 30th. A summary of the meeting and list of items to be completed were sent to the I"On Company (attached). We have not received a response from the I'On Company.*
6. **Canal Bulkhead and Dock Inspections** - The Committee awarded the contract for the inspection of the canal bulkheads and the community docks to ADC. That work is underway. *Completed and the report received. The report found no deficiencies with the canal bulkheads, and did identify deficiencies with the community docks.*
7. **Neighborhood Crosswalks** - original plans for replacement to be done in phases with Phase I being the crosswalk in front of the Church at Sowell and N. Shelmore, Phase II being the Crosswalk at Sowell & Ponsbury and the Crosswalk at Sowell & East Lake, and Phase III being the Crosswalk at the neighborhood entrance. In addition, the Committee has been in discussion with the Square Association regarding sidewalk modifications and

a pedestrian crosswalk at the Civitas and Shelmore intersections. No plans or cost are finalized. To date we have had casual discussions that the Square Association and the Assembly would share the cost. We received comments and support at the Mid Year meeting for a speed table at North Shellmore and Sowell and the crosswalk to North Shellmore and Civitas to aid in traffic calming for this section of North Shellmore. We will keep the Board informed of the progress. *Construction plans have been completed and bids received. We need to make a decision regarding the installation of a speed table on N Shellmore, and the use of pavers or stamped asphalt within the crosswalks. We will present more detailed information at the Board meeting.*

8. **Flag Pole** – The existing flag pole has severe rot, and will need to be repaired and or replaced. The Committee is considering several options with sensitivity towards the historic nature of the existing pole. We hope to have a recommendation and pricing for the repair and or replacement at the September Board meeting. *LOG provided us several estimates for different types of flagpoles. The estimates range from $2,200 to $4,200. The Committee is not yet ready to make a recommendation.*
9. **Wooden Bollards behind 345 N Shellmore** – At the request of the home owner wooden bollards will be installed behind the home to prevent Square patrons from parking in the yard.
10. **East Lake Boat House** – Requested proposal to Pressure wash entire facility and paint handrails. Deck will need replacement soon. *Waiting on proposal*
11. **West Lake Bridges** – Requested proposal to pressure wash and paint. *Waiting on proposal*
12. **West Lake Amphitheater Building** – Requested proposal to pressure wash and paint. *Waiting on proposal.*
13. **Ramble Fence** – Requested proposal to pressure wash fence. *Waiting on proposal.*
14. **Lakes** – Lakes were stocked with tilapia to aid in algae removal. The Committee requested that the fish population (brim and largemouth bass) be sampled in each lake. This is a no cost service provided by The Greenery. We will report the findings. *No change*
15. **Curb Radii** – There are a number of locations around the neighborhood where vehicles run off the pavement at the intersections with no curb. These areas are rutted and unsightly. The Committee will be inventorying these areas and requesting a proposal to install Belgian block to effectively increase the radius size and prevent the unsightly condition. We will bring the cost to the Board for approval. *The Committee decided to repair the ruts on streets without curb by widening the radii with additional asphalt. Waiting on proposal.*
16. **West Lake Path at Boat Ramp** – The path at the boat ramp is steep and regularly washes out. Committee has requested a proposal to install concrete in this area. We will bring the cost to the Board for approval. *Waiting on proposal*
17. **East Lake Path Between Bridges** – Path between bridges regularly washes out. Committee will request proposal to install concrete. This should be a minor cost. *No change*
18. **Street Signs** – The Committee will inventory street signs, including the brass plates in the sidewalks (Montrose plate missing at intersection with N Shellmore), and recommend replacements. We have requested that the I'On Company provide the supplier so we can closely match the existing.

Infrastructure Committee Report

Committee Members:
Tony Woody, John Powers, Trisha Elrod

August 15,2013

19. **Mailbox Labels** – We will replace all the labels on the mailboxes (not the post houses) with the same style labels. *We received the labels and have not installed.*
20. **Bollards at the Entrance of East Lake and West Lake** – Investigate why bollards were removed, and consider replacing them. Someone remembers a running hitting one while jogging at night. *No change.*
21. **Perimeter Fence Along Mathis Ferry** – Inspect fence in areas that have been cleared and paint if necessary. *No change*
22. **East Lake Post Office** – Repair light and sensor. Repair bricks and frame. *I did not see this as an issue.* Add recycle bin to area. *None of the other mailbox areas have recycle bins so I don't think we need to start that precedent. Asked LOG to investigate light sensor and replace repair as necessary.*
23. **Parking Rules** – *Ask Board to consider instituting a rule that identifies a maximum time period that a vehicle can be parked in the public right-of-way without being moved.*

Completed Items;

1. **Stormceptors** – The Committee met with the Town to review the existing Stormceptors and discuss cleaning. We have two (2) on Hopetown, and one (1) on Robert Mills Circle. The Stormceptors should be cleaned each year. *The Committee will determine a price for this activity and include it in each year's budget going forward.*
2. **Marsh Paths** – The Committee awarded the contract for repairs to the marsh paths to LOG. *The work will begin shortly.*
3. **Lights on Neighborhood Sign at Entrance** – SCE&G is working on their facilities on Mathis Ferry Road. That activity causes them to cut the power temporarily, which in turn stops the lights timer. *The solution is for LOG to check the timer each Friday.*
4. **West Lake Pump** – Repaired started motor.
5. **Notification Post** – The Committee awarded the contract for the installation of notification post adjacent to each post house, and mailbox station to LOG. The Committee and LOG are scheduled to review the location of each post on Friday, July 19th. Installation will begin shortly thereafter. *Project complete.*

Chad Besenfelder
I'On Company

July 30, 2013

Phase 7, 9, 10 Handover

Chad: You have done some excellent work to complete Phases 7, 9 and 10. Below are the follow-up steps from the walk thru...

Work Still to be Completed:

- Cut out silt covers from 4 storm drains in alleys around Fairhope and Edenton
- Complete the Duany Park storm drain surround with Belgian Block
- Replace the 2x12 top plate cap at Duany Park
- Add a retaining barrier to the new steps which connect RMC to the Marsh Path near 51 RMC
- Monitor the hydroseeded areas to ensure that the seed is established

Provide Specific Notes to the Assembly on the Following:

- The combination of Lots 7-7 and 7-8 and the subsequent impact of the pedestrian access way to the Marsh Path
- I'On Company plans and timing for the park area at the corner of RMC and Duany
- I'On Company plans and timing for the Cemetary
- I'On Company plans and timing for ending the Marsh Path behind Lot 9-7

John Powers, Trisha Elrod, Dave Rosengren

cc Tony Woody
Amy Sage

Finance Committee Report – August 2013

Due to the change of the Board meeting from 4th Thursday to 3rd Thursday it has been a challenge to update the financial report in a timely manner as they are typically finishes by the 15th of each month. Now the Board meeting is moved back to the 4th Thursday each month the Finance report will be done in time for the Board Meeting.

FINANCES: We ended the month of June Deficit to budget by $4,855.00 ($57,645.00 actual versus a budget for the month of $52,790.) For the year end of June we spent 349,427 versus budget of 330,149, so far 19,242 over budget.

MONEY MANAGEMENT: We have now completed moving reserve funds to two banks: Harbor International and Ameris . Operating funds with Union Bank. Keeping operating and reserve funds separate and with less banks.

CAPITAL RESERVES/TRANSFER FEES: We have $ 47,594.00 in Transfer Fee collections as of End of June. (Budget 2013 for collecting $65,000 in total, so if the current trend continues we should collect more than budgeted)

DELINQUENCIES: Delinquent accounts are getting much better by the month.

Total delinquency report at 6/30/2013 = $ 89,246.00

Out of $89,246.00 about $10-15,000 are old balances, which most likely are not collectable, after foreclosure filings and closings. Accounts have moved away from neighborhood.

EXPENSES: Overall Expenses are slightly higher than budget, YTD, $19,242. Finance committee will continue to watch the budget , any suggestions on how to lower any expense are very welcome to make sure we stay below budget for 2013 due to the larger Lawyer expenses this year.

EQUITY RESERVES:

Overall Reserve balances have increased from $1,246,539 to $1,301,731, an increase of $55,192. This is mostly due to low expenditures hitting the reserve accounts.

LINE OF CREDIT: We did renew the $ 300,000 line of credit with Harbor National Bank.

PRESIDENT'S REPORT
AUGUST 2013

LITIGATION UPDATE

The Olde Park Homeowners' Association last week filed a motion to intervene in the ongoing Creek Club litigation, in an effort to protect, among other things, its rights to dock access according to its prior agreement with the I'On Company. The Assembly's attorney will oppose this motion, as we believe that any dispute remains solely an issue between the Olde Park HOA and the I'On Company.

STRATEGIC PLANNING

The Board will be working on a skills inventory in preparation for identifying skills needed when three Board seats are up for election in December.

*We will be considering, given limited time and budget resources, starting with a more limited-scope strategic plan. Because of issues relating to financial management, including capital expenditures, reserve planning and spending, and insurance needs, the Board will discuss focusing on a financial strategic plan as the first area for consideration.

We have set up a meeting with Joan Ustin, the Board secretary and the Board president to identify parameters for such a strategic plan and whether and how Joan will be able to assist us in this area at the budgeted level.

Communications Report
August 15, 2013

20 Is Plenty stickers
1,000 bumper stickers have been ordered ($360 est) . Once received, we can have them available at the office and announce in the newsletter.

VOTE: I'On Directory Expense
The Commiunications Committee bid out the printing of the 2014 Directory and recommends Ross Printing Co. in N. Charleston for the job. They have 7 years of prior experience printing our directory, provide many printing options and are competitively priced.

Estimate for duplicate style w/o ads = $4067.50 (inc. tax) only change is improved covers. Price includes coated pages instead of clear plastic sheets. ($400 savings).

We were able to reduce the cost by $500:
Change color front cover to black + 1 color = would cost more (!) digital vs hand layout.
Change color back cover to solid black (coated) w white printing saves $200. 2 tabs vs 2 solid fluorescent color heavier stock pages (inc black index info printing on one side) saves $300.
The expense request including layout is **$3,567.50.**

Welcome Letter
In addition to the Ambassador program to welcome and connect new homeowners,
The communications committee will rewrite with the estopple notice that SCS uses for closing to include requests for homeowner contact information and introductions to the HOA . This will help expand the database information for 2 way communications to homeowners who may otherwise not get contacted. Too many new homeowners are not aware of their responsibilities and opportunities in I'On.

Welcome Basket
Since Biz Net has dissolved in January, the Welcome Baskets need to be updated. The existing system of soliciting, collecting and building the baskets was totally dependent on those volunteers. The committee will be researching new, useful and easy to implement options for the Ambassadors. This will also be discussed with the I'On Trust.

Secretary Report
August 15, 2013

ADMINISTRATIVE ASSISTANT

SCS has hired a replacement. Update from Trisha on the specifics.

VOTE: Fire Pit Policy DRAFT Aug 15, 2013

RESERVATIONS MUST BE MADE THROUGH THE REQUEST FORM ON IONCOMMUNITY.COM AND CAN BE BOOKED ON A SAME DAY, FIRST COME FIRST SERVE BASIS.

ALL USERS AGREE TO THE FOLLOWING CONDITIONS:
USAGE IS LIMITED TO I'ON RESIDENTS. ADULT SUPERVISION IS REQUIRED AT ALL TIMES. USER IS RESPONSIBLE FOR DOUSING THE FIRE COMPLETELY, REPLACING THE COVER COMPLETELY AND CLEANING UP THE AREA, BEFORE LEAVING THE LOCATION. ANY DAMAGE NEEDS TO BE REPORTED TO THE PROPERTY MANAGER. USER ASSUMES ALL RISK.

Below is what was eblasted in the past:

> 9/9/2004
> The Board of the I'On Assembly recently established the following procedures related to use of the Fire Pit on the Hopetown peninsula marsh walk.
>
> If a resident would like to use the fire pit along the marsh walk on Hopetown, you need to contact Southern Community Services at 843-971-5096 or telrod@scs-carolina.com to obtain the combination to the lock.
>
> Residents are also advised to call the Mt. Pleasant Fire Marshall to notify the fire department of any activity at the fire pit. This is so they are aware that there will be a contained fire in the area and not be alarmed if they receive a phone call from a resident advising of smoke being seen in the marsh walk.

DISCUSSION on Street Parking

- **I'On Square parking** –
  spaces across from Obrion's can be replaced (removed?) once the cross walk is installed at N Shelmore and Civitas. Infrastructure Committee working with I'On Square Assoc .to establish cost sharing plan.
- **Robert Mills Circle** –
  Town was scheduled to start marking spaces last week

- **Boat trailers**
- **Non boat trailers**
- **Resident cars on street b/c garages used** for storage or rented out
- **Parking at Hydrants**
- **Golf carts**
- **Enforcement options**

For reference, here are the existing rules:

D-101 Vehicles. Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans and pick-up trucks, are permitted to be parked at the front of a Lot or on thoroughfares. All other vehicles, including motorcylces, boats and other water craft, campers, golf carts, recreational vehicles, and trailers shall be parked at the rear of a Lot behind a home, and adequately screened to be visible only from the service lane, not from the thoroughfares. If the rear of the Lot faces a thoroughfare, then such vehicles shall be adequately screened from view with architectural and/or landscape elements in a manner approved pursuant to Article IV of the Declaration.
As defined in the I'On Code, a building's 'frontage' is considered to be the elevation facing the primary thoroughfare unless the building is adjacent to water or marsh, in which case the frontage is the side of the building facing the water or marsh. A Thoroughfare is a public street (not a service lane) carrying vehicular traffic.

D-107 Rule Enforcement Procedure of the I'On Assembly. The most effective and desirable means of regulation enforcement is voluntary compliance. Common courtesy and concern for others goes a long way to maintaining a harmonious community. Therefore, when a neighbor objects to a condition, action, or event caused by another neighbor's actions or inactions, the initial step to resolve the matter(s) should be between both parties leading to resolution.
However, when deemed necessary, any owner aware of a violation of the Association's rules and regulations may notify, in writing, the Board of Directors concerning the violation.
This written notice may be by letter, fax or email to the Assembly manager who will either handle the issue directly, or bring the concern to the Board for action.
If Board action becomes necessary, the following procedures will be followed:
(a) The Board will review the matter and, if agreed by a simple majority, Board members will be selected to discuss the matter with the owner to obtain corrective action.
(b) If the violation continues, the board of Directors will send a written notice and assess a $50 fine.
(c) If no corrective action follows, a second letter will be sent and a fine of $100 assessed. The second notice will provide the offender an opportunity to appear before the Board to explain justification for the violation and why the penalties should not be assessed.
(d) Subsequent disregard of the Board's decision will result in an additional fine of $250 and a lien against the property if the penalty is not paid within 30 days.