

**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