

Minutes
I'On Assembly, Inc.
Covenants Committee
April 3, 2014

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

Members Absent: Scott Alderson

Others Present: Mike Parades, Community Manager

The meeting was called to order at 6:10 pm.

Bob asked for a motion to approve the minutes of the March 19, 2014 Committee meeting. Upon motion made and seconded, the minutes were approved.

The committee held a general discussion regarding the recent flurry of emails related to chickens as household pets.

Bob reported on his telephone conference with the Assembly's legal counsel earlier in the day.

Bob commented that he felt it appropriate if one of the members volunteered to serve as Secretary for the committee. Mike will draft the minutes then forward to Bob and the Secretary for editing. Lore Feehan volunteered to serve and was duly elected.

Bob discussed meeting last week that included himself, Stephen Wood (IDC Board liaison), Pam Gabriel and Mike regarding intake procedures. The purpose of the meeting was to decide how best to funnel compliance issues into the system. It was agreed the cleanest way would be for all compliance issues to funnel to Mike. Mike would then make initial nice contact with the party not in compliance and document via a letter to that person. Should the person not comply with what is needed to comply, Mike would then bring to this committee for further action as decided by this committee. Mike would not levy any fines until so directed by this committee. All present agreed the described intake procedure made sense and would be most efficient.

Bob discussed the need to have some guidelines for a committee member to recuse themselves from issues/decisions where there may be a perceived or actual conflict of interest. Where an obvious conflicts of interest, recusal is is easy. There will be issues that may not be so obvious. In those instances, a member shall disclose any potential conflict of interest to enable the committee to make a final decision regarding recusal.

Discussion shifted to the need to create a good system of communication from the committee to the Titleholders since the committee has just been created. Best way is probably through the newsletter. Lori Feehan offered to draft an article for the newsletter. She asked for input from all. Mike suggested that CAI has numerous articles for re-print and he would ask Jessica to check the CAI website.

Discussion followed on establishing priorities for enforcement of existing rules. Comments were made regarding some rules originally established when the community was small that may be outdated given the size of the community, other rules that are vague and would be difficult to enforce and some instances where there are no specific rules. Issues of most concern to many residents include:

1. Parking
2. General property maintenance
3. Boat storage
4. Golf carts
5. Exposed trash and recycle containers
6. Yard debris left out for several days between pickup

Comment made that parking problems are likely due primarily to Titleholders who do not use their garages for parking because it is more convenient to park on the street and additional demand on parking caused by ADUs. It was noted that Mike obtained a listing of all ADUs in l'On that were reviewed and approved by the Town of Mt. Pleasant (TOMP). The total is 31 homes. Mike stated he was fairly sure there a far many more unauthorized ADUs.

The question then becomes what should be done about unauthorized ADUs? It was noted that the governing documents essentially have no provisions authorizing the Board to take action. As such, it becomes a question of what TOMP would do if informed of possible ADUs in existence that has not been approved by TOMP. Will TOMP enforce existing ordinances that address ADUs, particularly as the ordinance relates to parking?

It was agreed that between now and the next meeting on April 16, 2014 Mike would tour the neighborhood to identify homes that may have unauthorized ADUs to enable the committee to have a better understanding of the impact of same; while making his inspection Mike will also document homes with boats and golf carts not in compliance with the rules and finally Mike will contact TOMP as noted above.

There being no further business to come before the Committee, the meeting was adjourned at 8:05 pm.

Respectfully submitted by



Lori Feehan, Secretary