

MINUTES

I'On Assembly QUARTERLY BOARD OF TRUSTEES MEETING

**4 February, 2002 8:30 AM
Creek Club at I'On, Mt. Pleasant, SC**

- I. **Call to Order** – Meeting was called to order by Vince Graham at 8:33 AM
Trustees Present: Vince Graham, David Thompson, Lon Shull, Leslie Fellabom, Libby Eble, Andy Gowder

CCMC: Jack Folley

- II. **Approval of Minutes** - Waived
- III. **Financial Report** – Not applicable
- IV. **Delinquency Report** - Not applicable
- V. **Old Business**

Traffic Calming Efforts: CCMC briefed the board on the on-going efforts to address the traffic calming issues with regards to Eastlake and Ponsbury Roads. Board of Trustees on a motion duly made, seconded, and passed, voted to comply with the City of Mt. Pleasant's request to petition the residents on both streets for approval to install speed humps as a prelude to the city performing a traffic study.

On a motion duly made, seconded and passed the Board of Trustees voted to have a single-issue mail out sent to all Assembly homeowners addressing the speeding issues within the neighborhood as part of the ongoing efforts to educate and inform the community.

2002 Budget: The floor was opened for discussion and questions by attending homeowners regarding the 2002 budget; it's preparation, approval, and explanation for the increase in dues. On a motion dully made, seconded and passed the Board of Trustees agreed to study the feasibility of levying a special assessment for homeowners to be paid as a fee, or percentage of closing costs, when they sell their homes in I'On to be paid into the I'On Assembly Operating Fund.

VI. New Business

Mark McGuire raised the issue of through traffic on the access road behind West Shipyard Blvd. It was decided to have CCMC study this situation further and make a recommendation to the Board.

One homeowner requested benches be procured for placement around the paths and common areas. The Developer expressed his plans to add benches.

One homeowner requested a list of key 'On phone numbers be included in the next directory. CCMC will take this for action.

One homeowner requested the lakes be tested to determine the water clarity in response to concerns that contractors are contaminating the water when cleaning up paint and concrete work. CCMC will cost out the additional service and present the figures to the Board for a decision.

One homeowner requested we fix the absence of birds in the Rookery. It was advised their presence was seasonal.

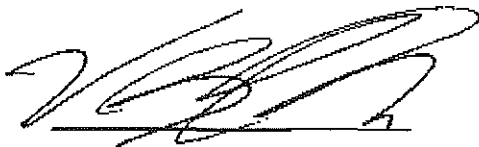
One homeowner expressed concerns that there was an absence of architectural variety and set back for the houses being constructed on Shelmore Dr. This was referred to the Developer.

VII. Next Meeting Date – 6 May 2002 at 6:00 PM. Location to be announced.

VIII. Adjournment – Meeting was adjourned at 10:00 AM.

APPROVED

SUBMITTED

A handwritten signature in black ink, appearing to be 'V. B. B.', written over a horizontal line.A handwritten signature in black ink, appearing to be 'C. C. B.', written over a horizontal line.

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Boathouse Utilization Proposal

A proposal to distribute the use of the Eastlake Boathouse for Summer 2002 by Lot.

1. I would propose that the Assembly fit out the boathouse with eyebolts, one for each slip and allow individual residents to keep their small sailboats, kayaks or rowboats in the boathouse for one week periods during the summer with the opportunity to do so to be distributed by lot.

2. Summer would run from May 24 until October 3. Any boat kept in the boathouse would have to be locked up when not in use using the installed eyebolts. Any person using the boathouse for this purpose would execute a release and hold harmless agreement in favor of the Assembly. They would agree to use PFD's while boating and to comply with all Eastlake utilization rules now posted.

3. On Thursday, May 16 at 7:00 p.m. at the boathouse all L'On Homeowners desiring to keep a boat at the boathouse would gather at the boathouse for a drawing. A resident would have to be present and have association fees paid up and current to participate. All would execute the applicable release and hold harmless agreement and place their name on a card for the drawing. (O'Brien's has a perfectly serviceable tumbler for the cards) A large desk blotter sized calendar would be marked up dividing each week into three slots, running Thursday evening at 7:00 p.m. until the following Thursday at the same time. This time would allow people to get their boats into the lake before the weekend.

4. After everyone had placed their names in the hopper, it would be rotated and a name drawn. That person would then select a week he wants to keep a boat in the boathouse, which would be marked on the calendar. If he wanted to participate in another drawing for a second week, he could put his card in a container to be returned to the hopper after all the 1st. drawing cards have been drawn.

5. The drawing would continue until everyone has picked a week. Persons could pick only one slot for a week. At the end of the 1st. round, the cards would be returned to the hopper for a second round. Drawings would continue by round until all

31 the weeks were taken up. Any unused weeks could be filled by the Assembly thereafter
32 on a first come, first served basis.

33 6. This program would allow the community to get some use out of the
34 boathouse without organizing an elaborate mechanism to regulate the use of shared boats.
35 A person who doesn't own a boat, could borrow a boat from a neighbor for his week. A
36 person not keeping their own boat in the boathouse would have to commit to personally
37 using whatever boat they borrow as least three times during their week to prevent people
38 from getting slots for the use of others.

39 7. Boating activity in the lake invigorates neighborhood life during the warm
40 months. Once a boat is seen in the lake, it attracts other boats and activity. People would
41 probably use their boats more intensely during their week, thus increasing the level of
42 activity. The drawing itself could become an important community event over time.

43 8. The outside dock at the Boathouse needs several cleats. Fold down cleats
44 are available from boater's world which fold down into a rounded metal housing when not
45 in use. I believe the boathouse needs at least three cleats and the dock on Westlake at
46 least two. At present there is no convenient way to secure a boat when boarding

47 9. Seeing the boathouse empty and unused in the summer is disappointing. It
48 is a central feature of our community and can do much to enrich life here in the summer,
49 giving residents an alternative to leaving the community for a long, hot drive elsewhere to
50 enjoy a summer's day.

51

52 May 28, 2002