

**I'ON ASSEMBLY FIFTH ANNUAL MEETING
CREEK CLUB AT I'ON
DECEMBER 3, 2003**

I. Call Meeting to Order

Chairman Vince Graham called the meeting to order at 7:05 P.M. Board members in attendance were Andy Gowder, Joe Halford, Gaye Joyner, Libby Eble, Allen Coleman, Michael Purcell and Vince Graham. Also present were Brett Young and Jerry Watson of Capital Consultants Management Corporation.

II. Proof of Notice and Establish Quorum

Mr. Young confirmed that a quorum had been established.

III. Welcome and Introduction of Board and Management

Chairman Graham introduced Andy Gowder, Joe Halford, Libby Eble, Allen Coleman, Gaye Joyner and Michael Purcell as the 2003 Board of Trustees.

IV. Approval of Previous Annual Meeting Minutes - January 7, 2003.

Motion by Joe Halford to approve annual meeting minutes of January 7, 2003.

Second by Gaye Joyner

All in favor

V. Speakers

A. Development Report - Vince Graham

1. Concept review and progress report

Mr. Graham noted currently there are 548 lots that are sold or under contract. There are 343 homes that are complete and 60 homes under construction.

2. Development update

a. Phase 6 is now under construction and will be complete in February 2004.

Mr. Graham noted that there are many amenities for the I'On neighborhood. The quality of the public realm has been maintained.

b. In order to have slower moving traffic throughout I'On, most streets are no longer than 600'.

c. Two (2) churches are still undergoing plans to build in I'On.

B. Mt. Pleasant Fire Department - Steve Dross

He addressed the problems that fire and rescue vehicles have in the neighborhood. The major problem is with vehicles parking on the streets. This prevents emergency vehicles getting to the proper destination in a timely manner. He stated that the emergency vehicles need 20 - 25 feet to make turns. The major problem street is Sowell. Mr. Dross asked that neighbor police neighbor to help solve this problem. Suggestions such as painting curbs and placing signs to denote parking on one side only to help alleviate these problems. Several homeowners stated these situations should be addressed before a serious accident or death occurs. The Board will take up these suggestions.

VI. Committee Reports

A. Finance Committee - Libby Eble

1. Budget

- a. Ms. Eble, Chairperson, recognized the members of the Finance Committee. They are Annie Bonk, Ed Clem, Andy Gowder and Joe Halford. It was stated that the Finance Committee had reviewed all of the 2002 invoices in preparation of the 2003 budget.
- b. The ¼% transfer fee will be reviewed during 2004 as a means to fund reserves. The Budget Committee strongly recommends the incorporation of this fee in 2004.
- c. Reserves will be at \$16,500 by year-end and the same amount is budgeted for 2004.
- d. The landscape and management fees for 2004 have been decreased in order to maintain assessments at \$500 per year.
- e. 2004 budget has been approved (Exhibit A).

2. Collection Policy

The collection policy has changed. Fees will be increased substantially for past due accounts. The goal is to reduce bad debt.

B. Landscape Committee - Joe Halford

Mr. Halford stated the committee had presented detailed RFP's to several landscape companies. He noted the landscape contract will be reduced in 2004 by the selection of a different provider.

C. Communications - Gaye Joyner

Ms. Joyner noted that the committee had completed the Directory project. There are eleven homeowners on the committee and Cynthia Rosengren is the chairperson. I'On is now divided into boroughs to help improve communications throughout the community.

D. Common Area Use Committee - Michael Purcell

Mr. Purcell stated that committee was considering charging outside groups to use the soccer field and amphitheatre.

E. Governance Committee - Andy Gowder

Mr. Gowder introduced the members of the Committee. They are Ed Clem Michael Purcell and Vince Graham. He thanked Mr. Young for the hard work during the year. The main function of the Committee was to create RFP's for management. Of the responses sent out, the Committee received four (4) responses. The decision was made to select AMCS as the management company for 2004. The Committee will be reviewing the governing documents for I'On.

F. Boathouse Committee - Hugh Wilder

Mr. Wilder introduced the members of the Committee. They are Annie Bonk, Joanne Grant, Libby Eble, J Anthony, Dwayne Ray, Dave Rosengren and Sara Dorociak. He noted that the lakes and boathouse were well used this past year. The problems have been addressed and in an effective manner. The goal for 2004 is to improve the signage.

VII. Presentation of Civitas Award

The Civitas Award is to recognize community spirit. This year's recipient was Jack William Hamilton, III. This award was given by neighbors and BizNet.

VIII. Open Discussion

The following items were discussed during open session.

- 1) It was noted that the square is maintained by the developer.
- 2) The lakes and soccer field are owned by the Assembly.
- 3) Mr. Gowder stated that there was an agreement with the school for payment, which allows them usage of the playground.
- 4) Mr. Graham will review the problem stated in reference to the blind corner on Shelmore.
- 5) Mr. Graham stated that the repair of sidewalks will be determined.
- 6) Mr. Graham stated that a meetinghouse would be built in I'On by the I'On Club for club function use and rental for weddings and meetings.
- 7) The path on Eastlake was discussed regarding the use of grass vs. gravel.
- 8) Officer Jaster with the Mt. Pleasant Police Department noted that in order to drive a golf cart the followings rules apply: a) must have a valid driver's license; b) be within 2 miles of the house; c) cannot be driven at night; and d) not allowed on any secondary roads. He stated that the parents are responsible and can incur a fine of \$217.00.
- 9) If owners have problems with cars within the Assembly they are to contact Alan Coleman or Vince Graham.
- 10) Contact Allen Coleman in reference to construction site problems.
- 11) It was noted that construction crews should not begin work on Sunday until after 1 PM. Mr. Coleman is to be notified if there are problems.
- 12) Suggestions and complaints should be directed to the Board.

IX. Adjournment

The fifth annual meeting was adjourned at 8:55 P.M.

Submitted by:

Allen Coleman, Secretary

Approved by:

Vince Graham, President

Date: _____