

**I'On Assembly
Board of Trustees Retreat
January 28, 2004**

Afternoon Session

Vince Graham suggested an initiation fee instead of the transfer fee (the transfer fee needed 75% to pass, they got 55%). (Can the Board of Directors implement this without a vote of all the homeowners?) Vince Graham asked for an analysis showing which would be better for the community. Libby Eble will do this. Andy Gowder asked how the Board of Directors would collect this if someone didn't want to pay?

The fee could be equivalent to one year's dues so as dues go up the fee goes up.

The Board of Directors would rather do an initiation fee. An average of 10% of the homes resale per year. The average sales price is \$600,000.

Possible Goals for 2004

- (1) Enhance the level of credibility between residents and Assembly management by proactively communicating and delivering the level of service expected of residents;
- (2) Refine the Assembly committee system to facilitate more bottom up involvement from residents who are interested in taking a more active role in the neighborhood's management;
- (3) Elect three new members to the Board of Trustees;
- (4) Manage finances to achieve a net budget surplus that can be applied to reserve accounts; and
- (5) Position the Assembly so that it requires less involvement from The I'On Company.

There are 7 board seats. Three need to be elected in December 2004. Staggering is needed for history. There are possibly two seats open (Libby Eble's and Andy Gowder's) in July. Then 5, 3 elected, 2 appointed. Michael Purcell and Joe Halford will be appointed for 6 more months till July 2005. Joe Halford suggested outgoing Board of Directors should chair committees.

Allen Coleman says the 2004 budget is better than it has been in the past years. Libby Eble stated that there is money owed to the I'On Company from the Assembly (\$16,000).

Michael Purcell asked about signs at the Montessori school and O'Brien's. Allen Coleman is in charge of this. They could possibly paint the curb. Gaye Joyner has concerns from the annual meeting. The streets belong to the Town of Mt. Pleasant. One side of the street parking is needed.

Goal #6

Do a comprehensive street-parking plan. There are 2 parking spaces per house plus street parking. A committee will be formed.

Golf Cars / Unsafe Use

The P'On Company has installed posts to keep the golf carts off the bridges.

Joe Halford stated the Board of Directors could ban them from the common areas.

The Mt. Pleasant police will enforce the street if they are called.

Gaye Joyner asked why the golf carts aren't registered? They are supposed to be registered with the state.

Michael Purcell stated that when the community is developed completely the issue would get smaller because there would not be as many open areas to drive.

Joe Halford asked if the bicycle police could patrol the area.

Andy Gowder suggested an area where the bike police could take breaks.

Maybank Green is to be used for overflow parking.

Vince Graham stated enforcement is an issue.

You have to be 16 to drive golf carts on the street. Proof of insurance and the hours of use are restricted.

Andy Gowder said they possibly would not allow them on the main paths and turf areas.

Joe Halford suggested talking with the Chief of Police. Gaye Joyner suggested a committee make recommendations to the Board of Directors.

Goal #7

Implement steps to insure more active enforcement of traffic laws with regards to speeding limited and golf cart use.

Ole Towne and North Shelmore Community Center / Town Hall

It would be for civic use -- A place of public gathering.

Joe Halford is concerned about sharing the expenses with another company.

Andy Gowder suggested possibly the Assembly could own the building and lease it to the Trust for so many years.

Goal #8

Explore the acquisition of a civic center for the Assembly.

Infrastructure

Joe Halford feels that the infrastructure and landscape committee need to be separated. Vince Graham will try to get a chair

Covenants Committee / Governance Committee

AMCS is to bring documentation to the Board of Directors on the Ponsbury Road homes.

The governance committee will set up a Covenants Committee.

Melinda Armstrong of 55 Eastlake Road is appealing her fine. AMCS will make a list of the outstanding issues that need to be resolved.

The Board of Directors discussed possibly doing a quarterly or bi-annually newsletter to the updated the homeowners.

East Cooper Cultural Trust

Vince Graham states their mission is to promote civic and culture Activity in the East Cooper area. The name change was to better reflect this as not being strictly I'On. 1/10th of 1% of the property sales from I'On go to the Trust.

The Trust is open to all but focused on I'On and most events are in I'On.

“Creative Spark” has suggested an interest in merging with the Trust and coming into I'On.

There are 762 home sites total.

On phase 7 there is room for 20 to 40 more lots than planned. The lots would be the same size as they are now.

The profit from these units could be split between the I'On Company, the Assembly and possibly the Trust or Conservation Society.

The meeting adjourned.