

**I'On Assembly
Sixth Annual Meeting Minutes
December 2, 2004**

Members Present Vince Graham, Allen Coleman, Joe Halford, Michael Purcell, Andy Gowder, Libby Eble, and Gaye Joyner

Members Absent Jody McKnight

AMCS Cheryl L. Wilson and Helen L. Postell Hutson

Vince Graham called the sixth annual I'On Assembly meeting to order.

Proof of Notice was provided and a quorum was established. The Board of Directors approved the annual meeting minutes of 2003.

Vince Graham introduced the 2004 Board of Directors.

Board Nominations

Vince Graham asked each of the five candidates running for the four seats on the Board of Directors to stand and introduce themselves. They were Alan Comen, Susan Larsen, F. Richard Lemon, John White, and Everett Wilcox.

Vince Graham asked if there were any nominations from the floor. There were none. The ballots were collected.

Developer Report

Vince Graham advised that ninety percent of the infrastructure has been installed in the community. Vince Graham reviewed the proposed amendment to the I'On Planned Development. This amendment would add an additional thirty-eight homes in the final phase of the community.

Landscape Committee

Joe Halford gave a brief update on the Landscape Committee. Joe Halford advised that there were numerous damaged trees due to this year's hurricane season. Therefore, the Board of Directors have hired an arborist who will guide the community landscaper through the recommended process of tree staking. Joe Halford advised that AMCS now has direct contact with the landscaper rather than the Landscape Committee. Joe Halford advised that the level of work by the landscaper will increase in 2005.

Finance Committee

Libby Eble gave the Finance Committee report. She advised that is \$26,955.00 in the operating account for expenses to last through 2004. The cost of insurance has increased, the reserve study was reviewed by the Finance Committee and a long term maintenance plan will be reviewed. Libby Eble thanked her committee for all their hard work.

Communication Committee

Gaye Joyner gave the Communications Committee report. Gaye Joyner advised that the new directories are in. Gaye Joyner acknowledged the Website Committee for all their hard work. Gaye Joyner encourages everyone to use the website for information on the community. Gaye Joyner thanked her committee for their hard work.

Governance Committee

Vince Graham gave the Governance Committee report for Jody McKnight as he was unable to attend. Vince Graham advised that a Covenants Committee and Board of Appeals has been implemented.

Infrastructure Committee

Dave Rosengren gave an update on the Infrastructure Committee. Dave Rosengren advised that a new lake maintenance contractor has been hired for 2005. The Boathouse painting and repairs have been completed. Landscape lighting continues to be an ongoing issue. Chronic path washouts are being addressed with the I'On Company.

Common Areas Use Committee

Michael Purcell gave a brief update on the Common Areas Use Committee. Mr. Purcell advised of the new reservation procedure that has been implemented. Mr. Purcell advised homeowner that if they want to reserve any common area they need to do so on the setup section on the website.

2004 Board of Directors Goals

Vince Graham briefly reviewed the seven goals set by the Board of Directors. All goals have been reached. The goals are:

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.
5. Position the Assembly so that it requires less involvement from the I'On Company.
6. Do a comprehensive street-parking plan. There are two parking spaces per house plus street parking. A committee will be formed.
7. Implement steps to insure more active enforcement of traffic laws with regards to speeding limited and golf cart use.
8. Explore the acquisition of a civic center for the Assembly.

2005 Board of Directors

Vince Graham advised that the new Board of Directors for 2005 will be Alan Comen, Susan Larsen, John White, and Everett Wilcox.

Vince Graham recognized each of the Board members who are stepping down. They are Joe Halford, Michael Purcell, and Gaye Joyner.

Transportation Study

Vince Graham introduced Rick Hall, with P.E. Hall Planning and Engineering. Rick Hall gave a presentation based on his findings earlier in the year. The Board of Directors hired Rick Hall to gather data to do a thorough transportation report. Rick Hall's report has been published on the I'On Community website. Rick Hall advised that I'On is a walkable community. Rick Hall's report talks about three basic elements of speed management which are design, education, and enforcement. Rick Hall reviewed his findings and recommendations found in his report. Rick Hall advised that the streets in I'On are designed for on street parking. Rick Hall advised that in low speed roads less clearance is needed.

Civitas Award

Vince Graham introduced Jack Hamilton who is the presenter of the 2004 Civitas Award. Jack Hamilton was presented this award in 2003. Mr. Hamilton thanked Steve Kiwokauski and Cynthia Rosengren for their hard work in the community as they are the recipients of the Civitas Award for 2004.

Meeting Schedule

Vince Graham advised that the next annual meeting will tentatively be December 1, 2005, Thursday at 7:00 PM.

Meeting Adjourned.

**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.

Committee

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