

**I'On Quarterly
Board of Trustees Meeting
February 12, 2004**

Members Present: Vince Graham, Andy Gowder, Allen Coleman, Libby Eble, Joe Halford and Gaye Joyner
Members Absent: Michael Purcell
Guests: Jack Hamilton, Ed Clem and Annie Bonk
AMCS: Cheryl L. Wilson and Helen L. Postell Hutson

Annual Meeting Minutes:

Andy Gowder motioned to approve the December 3, 2003 annual meeting minutes with noted corrections. Seconded by Gaye Joyner.

Board of Trustee Meeting Minutes:

Andy Gowder made a motion to table the January 28, 2004 Board of Trustee meeting minutes and January 28, 2004 Board of Trustee Retreat minutes until the next scheduled Board of Trustee meeting. Seconded by Gaye Joyner.

Open Session:

- Jack Hamilton advised the Board of Trustee of the forthcoming events in the Band program.
- (Exhibit A): Sunday, February 29, 2004 at 4:00 p.m. "The I'Onismo! String Quartet Plays Beethoven and Pop"
- (Exhibit B): Sunday, May 2, 2004 from 2:00 p.m. to 5:00 p.m. "May Melodies Music Festival"
- (Exhibit C): Jack Hamilton also discussed the first "Communportion" tentatively scheduled for October 2004. The Kentlands Community Foundation and the I'On BizNet, Inc are sponsoring this event.
- Ed Clems informed the Board of Trustees of the ongoing situation at Mr. and Mrs. Lenex residence located at 109 Ponsbury Road. He noted that this residence sets a poor example for the rest of I'On. Such violations include hanging laundry over balconies, Christmas decorations still up, structure is still incomplete. The Board of Trustees advised Mr. Clem that they were working on this situation and that it would be discussed during the Board of Trustees executive session.

Manager's Report:

- Met with the I'On Design Committee. It was agreed that any modification request submitted after occupancy of the unit would be sent to AMCS.
- Met with the Finance Committee.
- Met with Allen Coleman to do a site inspection. Violation letters would go out next week.
- As of February 11, 2004, the operating balance was \$161,887.57
- Delinquent accounts totaled \$86,420.00

Finance Committee- Libby Eble:

- Ending balance for 2003 was \$9,450 (operating)
- \$20,662 was the ending balance for the 2003 reserve account.
- Clarified that the operating and savings account had been combined.
- Went over check processing procedure and noted how AMCS shows the community what they are paying.
- Interest on I'On loan to be paid back to the I'On Company was not to be paid. Only the original loan amount of \$16,000. Joe Halford mentioned that this was discussed before and agreed upon as long as the \$16,000 was paid in full. Vince Graham said that this should not be a problem. AMCS will issue a check to the I'On Company by the end of February 2004.
- Libby Eble recommended that the previous late fees assessed to the homeowner's accounts should be waived because the previous property management wasn't consistent with their collection procedure. It was decided to leave the late fees and collection fees on the homeowners accounts and if the owners dispute the charges, let them submit proof of payment.
- Libby Eble recommended that more research be done on the Assembly's ability to collect an initiation fee. Research, along with a new reserve study should be completed by the July meeting.
- A proposal from Falcon Engineering was presented. The recommendation is to have Falcon Engineering prepare another Capital Reserve analysis since they did the first one. The proposal was for \$3,995.00
Motion made by Libby Eble and 2nd by Joe Halford.
- The Finance Committee suggested that they have AMCS hold only two months of bills in the checking account and transfer the rest over to the reserve account.
Motion made by Libby Eble and 2nd by Joe Halford.
- Pied Piper Service in the Rookery will be discontinued. If the problem persists then maybe the Assembly should look into traps instead of poison. Cheryl Wilson will advise Pied Piper.
- Ed Clem advised the Board of Trustees that at their Finance Committee they asked AMCS to send the Collection Policy Resolution with the reminder notices going out.

Landscape Committee:

- Joe Halford advised the sod at the entrance had been installed and it was warranted through the summer instead of the original warrant of 90 days.
- Experience with Lawn-O-Green has been positive, quality of work good.
- Crepe myrtles were supposed to be deadheaded, instead they cut back three feet. Maybe extra fertilizer will be needed to help the crepe myrtles. The Landscape Committee will discuss this further.
- Aquagenix's contract was approved by the Finance Committee and should have been followed up by the previous property management company. Vince Graham will sign the contract after a few changes are made.
- Joe Halford asked if the transfer of the common grounds from the I'On Company to the I'On Assembly had been done formally. Vince Graham will send the paperwork to Joe.
- Lawn-O-Green is to move the garbage can from the mail center to the boathouse. AMCS is to make a temporary sign to advise the homeowners of the move.
- Mr. Clem suggested that Lawn-O-Green should empty the garbage cans more frequently.

Communication Committee:

- Gaye Joyner suggested that an annual report go to the homeowners as per the By Laws, page 10, Section 6-103(b).
- Boroughs can hand deliver the reports.
- AMCS will come up with year-end numbers and the Finance Committee will review.
- Gaye Joyner will work with AMCS on this issue.

Governance Committee:

- Sign standards for the community to be put on the website.
- Boat parking needs to be consistent throughout the community.

Ad-Hoc Committees

- On Street Parking Committee to be co-chaired by Everett Wilcox. They will be looking for another co-chair.
- Vince Graham suggested that a parking engineer should be involved.

Old Business:

- Andy Gowder suggested that the Infrastructure Committee handle the sidewalk damage by the contractors. Vince Graham suggested looking into having the Town of Mt. Pleasant take care of the grass between the curbs and the sidewalks because the sidewalks are the town's responsibility because it is in their right of way. Andy Gowder suggested that once the Infrastructure Committee is formed, they should sit down with the Board of Public Works.
- Allen Coleman advised the Board of Trustees on the current status of the path on Eastlake. Vince Graham asked Allen to get the cost for runners that go down the path allowing for wheelchairs on the path.
- Skip Runge will chair the Ad-Hoc Golf Cart Committee. The committee will start meeting in mid-March.
- Dave Rosengren will chair the Infrastructure Committee. Joe Halford and Vince Graham will meet with him also.
- Gaye Joyner reported on the status of the Community Center building. It was noted that the Assembly wants to work with the Trust on this issue.
- Vince Graham advised the Board of Trustees that at the next East Cooper Cultural Trust they would discuss changing the name to reflect I'On and also the board members being I'On residents.

New Business:

- Gaye Joyner will discuss pet sanitation stations throughout the community with Michael Purcell.
- Vince Graham clarified that the I'On Club owns the dock at the Club because of the easement agreement with the Assembly.

Executive Session:

Motion was made by Vince Graham and 2nd by Andy Gowder.

- AMCS is to write letters to the homeowners regarding ongoing violations giving them a limit on a response time.

- Gaye Joyner, Joe Halford and AMCS to meet and discuss future modification request procedure.

The meeting adjourned.