

**I'On Quarterly
Board of Trustees Meeting
May 13, 2004**

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

Members Absent:

Guests: Ed Clem, Jack Hamilton, Annie Bank, Victor Rodriguez, Susan Simpson, John Bigler and Ed Ball

AMCS: Cheryl L. Wilson and Jamie Kerr

Board of Trustee Meeting Minutes:

Vince Graham made a motion to approve the January 28, 2004 meeting minutes and the February 12, 2004 meeting minutes. Andy Gowder seconded the motion. All in favor. Motion passed.

Open Session:

- Ed Ball raised the question if golf carts were allowed on paths in I'On. Vince Graham commented that golf carts were never allowed on the paths. This topic will be discussed under the Governance Committee.
- Susan Simpson and Victor Rodriguez brought up their concerns regarding the area on Saturday Road near the Creek Club. Their concerns included the landscaping and lack of signs advising drivers how to exit and enter the Creek Club parking lot. Vince Graham and Joe Halford will get with Susan Simpson and Victor Rodriguez to address their concerns.
- Jack Hamilton gave an update on the I'On flags that are for sale for \$50.00. Also, there are plans to build a community bread oven.
- John Bigler addressed the Board regarding the issue with his account.

Manager's Report:

- AMCS attended monthly meetings with the Website / Newsletter Committee to supply them with monthly closing reports.
- The Lake Maintenance contract has been signed and work began at the end of April beginning May.
- The mail house located on Eastlake Road has been power washed and painted.
- Electricity has been restored on Perseverance Square and Lawn-O-Green is preparing to clean the fountain.
- AMCS is currently working on getting proposals for new signs and the power washing and painting of the boathouse.
- AMCS met with David Chesky with Falcon Engineering to tour the community for the Capital Reserve Study analysis.
- The delinquency list has diminished substantially. Currently there are 31 delinquencies with 530 units billed in January 2004 and 567 currently being billed.

Jamie Kerr gave a brief introduction of the new TOPS software that will soon be in place at AMCS.

Finance Committee- Libby Eble:

- Libby Eble brought the Board up to date regarding the Finance Committee's review of the Replacement Reserve Analysis. It was clarified that the Rookery is owned and should be maintained by the Assembly. Based on the study, the Finance Committee recommends that beginning with the 2005 budget the Assembly should put \$33,000 per year in the reserve account. They also recommend that any surplus at the end of 2004 be placed in the reserve account. The Finance Committee strongly recommends a transfer fee.
- The collection policy was reviewed. Libby Eble made a motion to pass the revised policy as presented. Andy Gowder seconded the motion. All in favor. Motion passed.
- Mr. Clem gave an update regarding the agreement between the Assembly and the I'On Club. The attorney was contacted and he agreed that the agreement was written to benefit the I'On Club. The cost to revise the agreement is approximately \$1,500.00. Vince Graham spoke on behalf of the I'On Club and agreed that the Club would pay half of this cost. Joe Halford made a motion to move forward with the revision. Libby Eble seconded the motion. All in favor. Motion passed.
- Libby Eble recommended that the Board of Trustees introduce another transfer fee for a vote. Educating the homeowners should begin at the July Mid-Year Meeting.

Landscape Committee:

- Joe Halford asked the Board of Trustees if they wanted to repair the mulch rings around the common area trees. It was agreed that 100 trees would be repaired in 2004 starting in the older parts of the community.
- Christine Hammell and Melinda Armstrong will be meeting to discuss annual color being planted in the community.
- Joe Halford advised the Board of Trustees that he would stay on as the Landscape Committee chairperson and that the committee would become an oversight committee. AMCS will have authority.
- Aquagenix is currently treating the lakes making aerators not necessary.
- Vince Graham asked Joe Halford to address the Town of Mt. Pleasant regarding the maintenance of the roundabout by the town.

Communication Committee:

- Gaye Joyner brought the Board of Trustees up to date regarding the work being done by the Website and Newsletter Committee.
- The 2003 year end numbers should be made available to homeowners at the July Mid Year Meeting. It was suggested that a package should go to all homeowners advising them of the meeting. This package should also include a President's Report and the goals from the Retreat. Libby Eble suggested including year-to-date figures as well.
- It was also discussed that the Board of Trustees needs to start the education process for the initiation fee if they want it to pass.

Governance Committee:

- Andy Gowder stated that violations are to be brought to the attention of the Board of Trustees.
- The IDC and the Assembly need separate meetings to discuss roles. Michael Purcell will set up this meeting.
- Gaye Joyner made a motion to appoint Michael Purcell as the Covenant Committee chairperson. Andy Gowder seconded the motion. All in favor. Motion passed.

Infrastructure Committee:

- The Infrastructure Chairperson, Dave Rosengren has forwarded a list of items that need to be addressed. Allen Coleman and AMCS are currently addressing these items.

Transportation Study Report:

- Vince Graham advised that the cost of the Transportation Study would be split between the I'On Company and the Assembly. I'On Company is to pay for the initial visit by Richard Hall.
- The first presentation by Richard Hall will be May 25, 2004 at 7:00 p.m.

Other Business:

- The Mid Year Meeting notices will go out by June 1, 2004. Nominations will be made at that time.
- Libby Eble nominated Ed Clem to run for a seat on the Board of Trustees and he accepted.
- Traffic plans will be discussed at the Mid Year Meeting.

Old Business:

- The Neighborhood Center Committee is meeting with the architect, but they have not met since March. It is the committee's intent to go to the Guild for supplies to build the building. The community center will be built through the Trust for tax reasons.
- Gaye Joyner made a motion to purchase 3 pet waste stations. Michael Purcell seconded the motion. All in favor. Motion passed.
- Vince Graham presented the I'On Planned Development Ordinance amendment. Allen Coleman made a motion to accept the amendment. Joe Halford seconded the motion. All in favor. Motion passed.
- It was agreed that a Transition Committee is to be formed. AMCS will be an administrative arm. The committee will make final recommendations to the Board of Trustees. Turn over from the I'On Company to the Assembly is to follow the approved checklist. This committee will implement formal policy of the turnover. Common areas are to be inspected and appraised. Gaye Joyner made a motion to accept this procedure. Joe Halford seconded the motion. All in favor. Motion passed.

The next quarterly Board of Trustees meeting is to be held August 12, 2004 at 8:30 a.m.

Gaye Joyner made a motion to adjourn the meeting. Seconded by Libby Eble.

The meeting adjourned.