

**I'On**  
**Board of Directors Meeting**  
**February 9, 2005**

<b>Members Present</b>	LeGrand Elebash, Ed Clem, Alan Comen, Susan Larsen, Everett Wilcox
<b>Absent</b>	Carol Ann McLester, John White
<b>Guests</b>	Libby Eble, Dave Rosengren, Jack Hamilton
<b>AMCS</b>	Cheryl L. Wilson and Helen L. Postell Hutson

LeGrand Elebash called the meeting to order and then welcomed Ed Clem to the appointed seat on the Board of Directors.

**Neighbor Comment**

Jack Hamilton asked the Board of Directors if he could dispose of the 2000 sail of lights because the I'On Yacht Club had made a new one. Alan Comen advised that he would inspect it but agreed that it should be disposed of. Ed Clem made a motion to discard the 2000 sail of lights. LeGrand Elebash seconded the motion. All in favor. Motion passed.

LeGrand Elebash advised that there has been some internal discussion among the I'On Company and the Graham family regarding the birthday of I'On. June or July of 1997 was the ground breaking of I'On. April 30, 1995 was the ground blessing ceremony of I'On but the project of I'On had not yet been approved by the Town of Mt. Pleasant. LeGrand Elebash advised that the Graham family suggested using the ground breaking date as the official anniversary date of the I'On community.

LeGrand Elebash will forward the exact date of the ground breaking to the Board of Directors. The Board of Directors did agree that the event should be held annually, starting with 2005.

**Manager's Report**

AMCS advised that the street light on North Shelmore Boulevard near lot 323 would be replaced. LeGrand Elebash advised that this was a pressing issue in the community. The chairperson of the Infrastructure Committee, Dave Rosengren, was asked by the Board of Directors to review the street lights in the community. The Board of Directors asked that a list be compiled of all street lights that are not working properly and areas where street lights may be needed. Dave Rosengren advised that he would have this report at the next Board of Directors meeting. The Board of Directors agreed that once all street lights are repaired then the Infrastructure Committee should look for other ways to increase the lighting in I'On such as solar lighting or other low voltage lighting.

AMCS advised that the Eastlake landscaping upgrade project has begun and that the project should be completed next week.

AMCS advised that the tree repair project is scheduled to be completed by next week.

AMCS stated that nets for the soccer goals had been purchased and that they would be installed by the end of the week.

AMCS stated that there has been a need for replacement address stickers for mailboxes. The cost is \$2.50 per sticker with a minimum order of \$35.00. AMCS reported that there is never a need for \$35.00 of stickers at one time. Jack Hamilton suggested using engraved addressed markers. Jack Hamilton stated that he would get a sample of the marker to the Board of Directors.

AMCS presented bids to power wash and paint the mail station on Rialto Road and at the Scramble. The cost would be \$1,100.00 for each structure which would include a 5 year warranty as long as the Assembly would allow the contractor to power wash the structure once a year. Ed Clem made a motion to accept the proposals. Everett Wilcox seconded the motion. All in favor. Motion passed.

### **Finance Committee**

Ed Clem stated that the Finance Committee would be scheduling a meeting with AMCS to review financial statements. AMCS extended the invitation to the board members who were interested. Ed Clem suggested moving the regular Board of Directors meetings to the fourth Wednesday of every month because financial statements are not available until after the 20<sup>th</sup> of each month. Everett Wilcox made a motion to move the regular Board of Directors meetings to the fourth Wednesday of the month. Ed Clem seconded the motion. All in favor. Motion passed.

Ed Clem stated that the Assembly finished 2004 in the black, which included the payoff of the \$16,000 loan to the I'On Company.

### **Landscape Committee**

Alan Comen stated that he had met with Dave Rosengren, Infrastructure Committee chairperson, to discuss future landscaping projects.

### **Covenants Committee**

The Board of Directors agreed that any covenants concerns should go directly to Everett Wilcox and he would in turn report to the Board of Directors. The Covenants Committee report will be removed from the agenda until there is something to report.

### **Communications Committee**

Susan Larsen presented a draft of the newsletter for the Assembly. The Board of Directors agreed to send the newsletter to homeowners quarterly. The newsletter will be mailed and posted on the website. The total cost for the year would be approximately \$1,200.00. The funds will come from the \$10,000.00 that was budgeted for parking and traffic improvements since a newsletter was not budgeted for 2005. Ed Clem cautioned the Board of Directors that funds not be taken from allocated monies on a regular basis as this may put the Assembly in a financial bind. The Board of Directors agreed to label the newsletter the I'On Assembly and refer to themselves as the Homeowners Association. Everett Wilcox made a motion to accept pending review of the Assembly's governing documents. Ed Clem seconded the motion. All in favor. Motion passed.

Susan Larsen stated that the borough representatives deliver directories, welcome baskets, but are seeking suggestions on other things committee members can do to help improve the community.

**Infrastructure Committee**

Dave Rosengren stated that Jeff Fort with the I'On Company was making great improvements on the marsh walk where current wash outs occur.

**Governance Committee**

Everett Wilcox stated that after 75% of the homes are occupied in I'On, the Board of Directors becomes a 6 member board.

LeGrand Elebash suggested having the current Board of Directors elect the next president after elections are held in June. This topic was tabled until the next Board of Directors meeting.

**Other Business**

LeGrand Elebash advised the Board of Directors that he would like the Board of Directors to eventually discuss the Assembly purchasing the Creek Club.

**Old Business**

Ed Clem presented the Board of Directors documents regarding the legal agreement between the I'On Assembly and the I'On Club pertaining to the usage of the dock at the Creek Club. This topic has been tabled until the next Board of Directors meeting.

The Board of Directors adjourned the meeting and entered into an executive session.

**The next Board of Directors meeting is scheduled for February 23, 2005 at 9:00 a.m.**

**Meeting Adjourned.**