

**I'On
Board of Directors Meeting Minutes
May 25, 2005**

Members Present Everett Wilcox, Ed Clem, Carol Ann McLester, Susan Larsen and Alan Comen
Members Absent LeGrand Elebash and John White
Guest Dave Rosengren, Cynthia Rosengren, Annie Bonk, Libby Eble and Skip Runge
AMCS Cheryl L. Wilson

Everett Wilcox called the meeting to order.

Annual Meeting

The Board of Directors agreed to hold a potluck supper prior to the mid-year meeting at 6 PM and the Board of Directors will meet at 5:30 PM

The Board of Directors voted unanimously to appoint Everett Wilcox as President elect for 2006. The announcement will be made at the mid year meeting.

The Board of Directors discussed appointing someone to the Board of Directors to fill Susan Larsen's seat as she advised she will be resigning from the Board of Directors. Annie Bonk suggested putting a write up in the newsletter.

Minutes

Alan Comen made a motion to accept the April 27, 2005 minutes as presented. Carol Ann McLester seconded the motion. All in favor. Motion passed.
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The Board of Directors discussed making the Board of Directors meeting minutes available to the homeowners.

Ed Clem made a motion to post the Board of Directors meeting minutes subject to review of possible liability issues. It was seconded by Carol Ann McLester. All in favor. Motion passed.
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Carol Ann McLester suggested recognizing Vince Graham at the mid year meeting. She would like to purchase a plaque for the sculptures in his honor. The Board of Directors suggested naming a park after him. The Board of Directors agreed to table the recognition of Vince Graham until the annual meeting.

Neighborhood Comment

Cynthia Rosengren suggested to the Board of Directors leaving the four Heron sculptures at Westlake. The I'On Trust would purchase the sculptures along with a plaque with the artist name. The I'On Trust would also have the sculpture permanently installed at Westlake. Cynthia Rosengren stated that the artist is currently seeking \$1,200.00 for the sculptures. Libby Eble suggested possibly recognition Vince Graham with these sculptures. Everett Wilcox suggested that the I'On Assembly split the cost to purchase the sculptures with I'On Trust. Cynthia Rosengren will present the Board of Directors with the cost of purchasing the sculptures, purchasing a plaque in recognition of Vince Graham and the permanent installation of the four Heron sculptures.

Cynthia Rosengren stated that due to the July 4th events in I'On several streets will need to be closed. The I'On Trust will handle this matter with the Town of Mt. Pleasant. The Board of Directors agreed to pay up to \$500.00 for the fireworks display.

AMCS Report

AMCS stated that as of 5/23/05 the operating account balance is \$64,847.32.

AMCS stated that as of 5/23/05 the reserve account balance is \$232,816.23.

AMCS reviewed the operating statement, twelve month trend, balance sheet, and collection reports with the Board of Directors.

Ed Clem advised that he would look into setting up an operating reserve account for the Association.

Ed Clem reported that the Finance Committee would have a reserve funding recommendations at the next board meeting.

Ed Clem advised that the account #6521 ground supplies has met the budgeted amount.

Everett Wilcox advised that he is not overly concerned about front loading account #6542, the repair contract as some of these items were left over from 2004.

AMCS reported on the current work orders, closed work orders, and the current violation report.

AMCS presented the mid-year meeting notice to the Board of Directors for review. Cynthia Rosengren asked the Board of Directors to allocate time on the agenda for the I'On Trust to report on current happenings and time for a Creek Club usage report. The Board of Directors were in favor. AMCS will send mid-year meeting notice to all homeowners.

AMCS presented the Board of Directors with the wording that was requested by the Boathouse Committee to be put on the new signs to be installed at the lakes. Ed Clem suggested limiting the wording on the lake signs as not to cause liability to the Association. AMCS will order four temporary signs "swim at your own risk, facility for use of I'On Residents only". Dave Rosengren will install the signs.

AMCS presented the Board of Directors with the updated list of Committees and their members. Ed Clem advised that the Boathouse Committee was not listed. Dave Rosengren said he would e-mail AMCS the committee members and their contact information so that the list can be updated.

AMCS reported that the water leak on Isle of Hope Road has been resolved and that Mount Pleasant Waterworks is responsible for the repair.

AMCS advised the Board of Directors that a sinkhole had formed along the alley near the Scramble. Mount Pleasant Stormwater Management Department is responsible for the repair and they will video tape the system to check the damage.

AMCS reported that the annual flowers had been installed and the installation of mulch should begin shortly as it has been ordered.

AMCS reported that the bubbler in the pond on Saturday Road had been repaired and reinstalled. The bubbler was under warranty therefore there is no cost to the Assembly.

Infrastructure Committee

Dave Rosengren advised the Board of Directors of the meeting he and AMCS held with Andy Beck and LeGrand Elebash with the I'On Company. The meeting was to discuss the transfer process of the common areas. Dave Rosengren presented the draft handover agreement between the I'On Company and I'On Assembly to the Board of Directors for their review. Dave Rosengren advised that Andy Beck and LeGrand Elebash are reviewing the procedure as well.

Ed Clem made a motion to accept the transfer procedure. Susan Larsen seconded the motion. All in favor. Motion passed.
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Everett Wilcox signed the procedure on the behalf of the Assembly in LeGrand Elebash absence. Dave Rosengren advised that Andy Beck will provide a warranty and installer information on all phases turned over to the Assembly thus far. This process will continue for all future turnovers as well. Everett Wilcox advised that the I'On Design Committee is controlled by the developer until the last unapproved lot is sold.

Landscaping Committee

Alan Comen reported that his committee is waiting on bids for the Sowell Street and Pondsby Road triangle.

Traffic Committee

Everett Wilcox updated the Board of Directors on the committee's recent meetings and the status on the marking of the community map that is to go to the Town of Mt. Pleasant reflecting the recommended parking changes. Dave Rosengren wants to make sure that there is adequate homeowner representation on the committee.

The Board of Directors adjourned into executive session.

The next meeting is scheduled for June 22nd at 5PM at the Creek Club.

Carol Ann McLester, Secretary