

**I'On Assembly
Board of Directors Meeting Minutes
April 26, 2006**

Members Present Everett Wilcox, Ed Clem, George Flynn, Alan Barbari, Theresa Green, Alan Comen, and Ted Webb
Guests Annie Bonk, Ed Ball, Dave Rosengren, Brent Hill, Chad Besenfelder, Hugh Wilder, and Andy Gowder
AMCS Cheryl L. Wilson

Everett Wilcox called the meeting to order.

Minutes

The corrections to March 22, 2006 minutes are as follows: Under I'On Company Update, first paragraph it reads, "The I'On Company will replace that phase six street signs and sidewalks in the summer of 2006." It should read, "The I'On Company will replace the phase six street signs and sidewalks in the summer of 2006." Under Communications Committee Report, third paragraph, it reads, "Theresa Green will contact AMCS to give them information need to cut the check." It should read, "Theresa Green will contact AMCS to give them the information needed to cut the check." Under Newsletter it reads, "Everett Wilcox advised that whoever takes the Civitas Award over they need to come up with a election process for the Civitas Award candidates." It should read, "Everett Wilcox advised that whoever takes the Civitas Award over needs to come up with a election process for the Civitas Award candidates." Under Traffic Committee Report, second paragraph it reads, "George Flynn advised that he has also sent a letter to Mac Burndette the Town of Mount Pleasant Administrator regarding the implementation of the parking plan." It should read, "George Flynn advised that he has also sent a letter to Mac Burnette, the Town of Mount Pleasant Administrator, regarding the implementation of the parking plan." Under Traffic Committee Report, fourth paragraph, it reads, "Chief Mims asked George Flynn if the Homeowners Association could pay some of this cost. George Flynn advised him that the Assembly are tax payers." It should read, "Chief Mims asked George Flynn if the Homeowners Association could pay some of this cost. George Flynn advised him that the Assembly are taxpayers." Also, correction to Joe Bustos name. In the minutes it is spelled Bostus it should be spelled Bustos.

Ed Clem made a motion to accept the March 22, 2006 minutes with the above corrections. Ted Webb seconded the motion. All in favor. Motion carried.
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AMCS Report

AMCS reported the following account balances as of April 17, 2006.

Operating Account \$100,114.92

Reserve Account \$192,133.62

Operating Excess Escrow Account \$200,000.00

AMCS stated that the Board of Directors meeting packet was sent out on April 21, 2006 to the entire Board of Directors giving them a chance to review the operating statement, twelve month trend, reserve statement, balance sheet, to do list from the March 22, 2006 Board of Directors

meeting, and the open and closed work orders. AMCS asked the Board of Directors if there were any questions regarding these reports. There were no questions from the Board of Directors. The violation report, collection report, and lien report will be discussed in executive session.

Neighbor Comment

Mr. Ball expressed his concern about the recent vandalism in the community. The Board of Directors will discuss this issue later in the meeting.

Everett Wilcox congratulated Alan Comen with his recent job in his participation at the April 22, 2006 Bike Race Event.

Audit versus Compilation

Brent Hill with Jackson Hill CPA introduced himself to the Board of Directors. He is the I'On Assembly's accountant. Brent Hill discussed the different reports that the Homeowners Association could do from an audit, which would be the most thorough, to a compilation. The cost for an audit is about \$5,000.00 and a compilation is about \$1,500.00. Everett Wilcox advised Brent Hill that the I'On Assembly was officially turned over to the homeowners from the developer as of January 1, 2006 and the Board of Directors want to make sure everything is in order; however, the Board of Directors are not suspicious of any wrong doing. Annie Bonk asked Brent Hill that if the Homeowners Association were to do a full blown audit would it only cover one year? Brent Hill advised yes unless something was uncovered during the audit which would require looking into previous years. Annie Bonk advised that the Homeowners Association previous property management company's signed all checks; however, AMCS requires that a Homeowners Association Board member and a AMCS representative sign each check therefore she feels that in previous years where there were less checks and balances there may have been more errors rather than in the past two years with AMCS. George Flynn suggested a review of 2005 records and a review of the ongoing procedures. Annie Bonk suggested that Brent Hill give the Homeowners Association his recommendations to possibly improve the current checks and balances that are in place. Brent Hill will review the items that the Board of Directors are requesting and he will contact Ed Clem when he has a proposal to present to the Board of Directors. Everett Wilcox advised that the report needs to be completed so the Board of Directors can report the information at the June 28th mid-year meeting.

Tax Return

Brent Hill advised that a 1120 form has a lower tax rate than the 1120-H form. The 1120 form is riskier as you would need to provide more in-depth detail. The Board of Directors agreed to stay with the 1120-H form for the foreseeable future. The Board of Directors thanked Brent Hill for coming to the meeting.

Communications Committee

Theresa Green thanked the Board of Directors for the approval of the \$100.00 for the Easter Egg Hunt. The I'On Assembly, I'On Trust and I'On Biznet are meeting including a representative from the churches on a monthly basis. Items they reviewed include problems that large events in the community have such as a parking plan. Theresa Green thanked AMCS for their help with

getting the Quarterly Board of Directors Meeting Newsletter to the printer and getting it mailed to the owners. Everett Wilcox reiterated that the I'On Assembly does not endorse the churches.

Security and Vandalism

AMCS advised that the Mount Pleasant Police Department is currently in place to patrol the community on a random schedule that was approved by the Board of Directors. The patrols began in early April. Everett Wilcox advised the Board of Directors that vandalism continues to increase, therefore, he suggests that the Board of Directors look into possibly starting daytime police patrols in the community and have an engineer look into re-designing the Boathouse to give kids less places to hide.

Everett Wilcox asked Theresa Green to speak to Cynthia Rosengren about setting up a separate place on the website where neighbors can post vandalism reports and suspicious behavior that occurs in the community. Chad Besenfelder suggests that the Board of Directors possibly look into installing security cameras similar to the ones that he had installed at the Creek Club. Everett Wilcox will have an engineer take a look at the Boathouse. Annie Bonk will speak to the Boathouse Committee about updating to a more intense police patrol schedule.

I'On Company Update

Chad Besenfelder gave the Board of Directors a brief update on phase nine. The phase is almost complete. The I'On Company is considering adding three small sitting parks. Chad Besenfelder advised that the May 4th auction is for twenty-one lots. Chad Besenfelder stated that the road behind the cemetery will not be put in and this has been platted as lot 9-2. A small playground, Georgetown Park, may be installed in phase seven. Chad Besenfelder reported that the I'On Company is looking to make improvements to the Hopetown playground. Ted Webb suggested that the I'On Company should ask the neighbors for their input. Chad Besenfelder reported that the street and stop signs in the construction phases will be replaced. Chad Besenfelder advised that he walked the entire marsh walk with Dave Rosengren to review the improvements that Tom Graham wants to make which would replace the wood retaining walls with rock. Everett Wilcox asked Chad Besenfelder what the status was on the Eastlake Road School. Chad Besenfelder advised that the school is on hold due to financial matters. Chad Besenfelder advised that the I'On Company is still trying to get the Graham's to approve the installation of bubblers in the canals. Chad Besenfelder advised that the I'On Company is working on the remaining land turnover with the I'On Assembly and will have an update next month. Chad Besenfelder reported that phase ten development will begin within the next two months and that the Evan's staging area will be minimized after clearing is completed. Everett Wilcox thanked Chad Besenfelder for his hard work.

Infrastructure Committee

Dave Rosengren advised, that the brick steps at the Boathouse have been repaired, that the fountain at Perseverance Park was running. There is one step light at Perseverance Park that is out that has been reported to Complete Property Maintenance. Dave Rosengren discussed with the Board of Directors the encroachment issue with lots 5-179, 5-180, 5-181, and lot 5-182 on the Lafayette Canal. He asked to table this topic as he believes this canal was deeded back to the I'On Company, which would not make this an issue for the I'On Assembly.

Finance Committee

Ed Clem reported that everything is right on target and the budget is approximately \$10,000.00 under budget. Ed Clem advised that the Finance Committee has been looking into money markets and reserve fund commitments for long term lettering CD's. Everett Wilcox gave the Finance Committee approval to move funds as they see fit for the best interest of the I'On Assembly. The Finance Committee will update the Board of Directors of their progress at the next Board of Directors meeting.

Traffic Committee

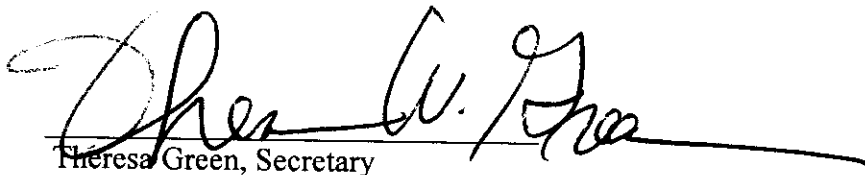
George Flynn advised that he has been calling Brad Morrison and Chief Mims to discuss the implementation of the parking plan. Brad Morrison advised that the funds are not available to implement the parking plan. Chief Mims has not returned any of George Flynn's phone calls. George Flynn had been calling Brad Morrison and after a few weeks Brad Morrison called back and he agreed to attend this evening's Board of Directors meeting; however, he was not present.

Landscaping Committee

Alan Comen advised that the Landscaping Committee is experiencing a few difficulties with Lawn-O-Green. They have set up a meeting with Lawn-O-Green to review these items and he will report back at the next Board of Directors meeting.

Meeting Adjourned into Executive Session.

Next meeting is May 24, 2006 at 5:00 P.M.



Theresa Green, Secretary