

**I'On Assembly
Preliminary Board of Trustees Meeting Minutes
April 24, 2008**

Members Present Bruce Kinney, Matt Walsh, Sheri Cooper, Alan Barbieri, Barbara Fry, Ward Mundy, and John Powers

Guests Chad Besenfelder, Ed Clem, and Len Hanson

AMCS Cheryl L. Wilson

Bruce Kinney called the meeting to order.

Minutes

<p>Ward Mundy made a motion to accept the March 31, 2008 Board of Trustees meeting minutes as presented. Sheri Cooper seconded the motion. All in favor. Motion carried.</p>
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Barbara Fry suggest that each Board of Trustee follow the deadlines set in the minutes.

Homeowner Forum

Ed Clem thanked the Board of Trustees for finalizing the agreement with East Cooper Montessori Charter School.

Ed Clem addressed the need for the Board of Trustees to review the Homeowners Association tax bills to make sure the common areas are properly assessed.

Len Hansen advised that he and Carter Fox did a walk around to review the I'On Assembly's irrigation system.

I'On Company Report

Chad Besenfelder from the I'On Company updated the Board of Trustees on the following items:

I'On Square

The maple trees will be removed and Pistachios trees are scheduled for planting this week. The I'On Company will replace the rosemary in the I'On Square as soon as the irrigation system is adjusted and working properly. A Quick Claim Deed has been written and the I'On Square park is ready to be transferred to the I'On Assembly. A meeting is scheduled for April 25, 2008 with the I'On Square Association and the I'On Assembly to review the transfer and maintenance requirements.

Perseverance Park

The existing ivy ground cover will be removed and sod planted. The suffering Magnolia Trees will be replaced with Crepe Myrtles. The irrigation drip lines will be replaced with spray heads and the shrubs in the south end of park will be removed.

Canals and Lakes

Chad Besenfelder contacted Estate Management Group and ordered an inspection on April 29, 2008 of the canal propellers and aerators to ensure they are working properly. The I'On Company would

like to deed the Lafayette Canal to the I'On Assembly. Mr. Besenfelder is collecting engineering documents, landscape information, etc... and will prepare the information for the Board of Trustees to review. The Board of Trustees agreed to have an engineer company inspect the canal for its integrity before taking ownership.

H.M. Northcutt is preparing maintenance plans and costs associated with the amphitheater pumps and irrigation wells. The leaking PVC pipe will be repaired. Detailed operational information should be available for the Board of Trustees to review before April 30, 2008.

Phase 11

AB Evans has cleared materials from the section of staging areas near Mobile Street. AB Evans is in negotiations of a new contract for property to relocate operations out of I'On by the end of May. Mr. Besenfelder has sent a letter he received from AB Evans to AMCS for the Board of Trustees to review. Per the request of a homeowner on Mobile Street, the drive from Mobile Street to Jane Jacobs Street through Phase 11 will close after AB Evans vacates the area. Mr. Besenfelder advised that the I'On Company will take legal action against AB Evans should they not vacate I'On by relocating their staging areas by the set deadline. The I'On Company may reopen this access to Montrose Borough if needed. The I'On Company will monitor the activity.

Boating Facility

The I'On Company sent the Board of Trustees an estimated cost associated with the 2008 boating facility. The Creek Club has hired a part time dockhand to monitor activity during the weekends. He will share time working events to ensure smooth operation including parking, ground maintenance, trash removal, and boat dock/ramp activities. Mr. Besenfelder is waiting to hear from the Department of National Resources and Ocean and Coastal Resource Management regarding the boat dock and waterway regulations and operational recommendations.

Other Miscellaneous Updates

- Lawn-O-Green will improve the landscape and remove the gator bags along parking areas on Krier Lane. They will be installing mulch the week of May 21, 2008.
- The I'On Company has sent AMCS the last three mail cluster location and identified each box. The master list was updated with addresses and lot numbers.
- Lawn-O-Green will remove the trash and silt fence from the wooded area between lot 6-2 and Phase 11.
- Yaupon Holley plants will be replacing the suffering shrubs in Patience Park to screen the utility board.
- Phase 11 will be mowed and the fence will be reinstalled this week. The I'On Company will maintain this area monthly.
- The new I'On Club/East Cooper Montessori Charter School entrance from Mathis Ferry Road is still pending. The South Carolina Department of Transportation may schedule a traffic study for Mathis Ferry Road. Mr. Besenfelder does not have a permit date available.
- The I'On Company has hired a new I'On Club General Manager. Bud Swedloff will be directing I'On Club operations and the I'On Company is excited about improving membership and community value.
- The I'On Club will enhance their landscaping along the Ponsbury Road alley near the tennis courts next week.

- The I'On Company is working with the Town of Mt. Pleasant to create alternative landscape plans for the roundabout on Mathis Ferry Road including a center canopy tree. They hope to have an encroachment permit from the South Carolina Department of Transportation soon.
- The home construction on lot 5-51 at the corner of Mobile Street and North Shelmore Blvd. is complete. The I'On Company has ordered a survey and will be designing the sidewalk. It is hoped that the walkway will be in place soon.
- Trees will be planted to screen the end of Mobile Street and Phase 11 early next week after the I'On Square is complete.
- The curb along lot 11 will be modified to allow two to three parking spaces on Rialto Road. The I'On Company is waiting on the required permit.
- Gulf Stream Construction has agreed to look again at the drain on the alley near lot 6-25. The I'On Company will update the I'On Assembly soon. If the I'On Company lowers the drain, they will schedule with the Rialto Road curb modification since Gulf Stream Construction would perform both jobs.
- The new street signs have been ordered for Robert Mills Circle, which will replace the Georgetown Road signs.
- Railings will be installed at the new weir in the Rookery, egrets have returned. Still too early for nesting.
- Palm trees along Latitude Lane have been relocated to provide room for EMS access. The I'On Company has notified the town engineer Vince Anderson. The streets should have designated parking spaces soon.

Mr. Besenfelder advised that a survey would be completed in the next few weeks so the I'On Company can reinstall the sidewalk near lot 5-51.

Chad Besenfelder advised that the I'On Company would lower the drain behind lot 6-25; however, this will not solve the issue as there are ruts caused by vehicles cutting the corners along the alley.

Matt Walsh advised that the easement for the Creek Club has been on the website since day one. He further advised that the I'On Company is double charging the I'On Assembly and that he had given Mr. Besenfelder recommendations on the boating facility however, he has never implemented them. Sheri Cooper and Matt Walsh will meet with Chad Besenfelder to have a separate meeting to discuss the boating facility.

The Board of Trustees reviewed Lawn-O-Green's invoice that was to repair the broken irrigation line at the N. Shelmore Blvd. entrance, which was caused by the construction of the bed and breakfast.

AMCS Report

The Board of Directors reviewed the weekly manager reports prepared by AMCS.

AMCS reported the following account balances as of April 18, 2008:

Operating Account \$32,325.78

Fidelity Investment Account

 Capital Reserve Funds \$480,572.50

 Operating Funds in Reserves \$295,281.75

AMCS stated that the Board of Trustees meeting packet was sent out on April 21, 2008 to the Board of Trustees giving them a chance to review the operating statement, twelve month trend, balance sheet, open and closed work orders. AMCS asked the Board of Trustees if there were any questions regarding these reports. There were no questions from the Board of Trustees. The violation report, collection report, and lien report were discussed in executive session.

AMCS contacted Mark Grenert with Tucor to schedule the irrigation audit. The irrigation audit is tentatively scheduled for the end of May or the beginning of June.

AMCS continues to work with Lawn-O-Green to identify and map the irrigation meters for the common areas in the community.

AMCS is currently compiling a list of common areas that have room for improvement in regard to the landscaping. This information will be presented with suggestions to the Landscape Committee Chairperson.

AMCS is working with Jantzen Locks to get an estimate on a yearly maintenance program for the locked mailboxes as they are beginning to rust and are difficult to open.

AMCS advised that the power washing and painting of the infrastructure scheduled for 2008 has been completed.

AMCS advised that the pet stations have been ordered and they will be installed on the marsh walk.

President's Report

The Board of Directors reviewed the President's report prepared by Bruce Kinney.

The Board of Trustees discussed the possibilities of a dog park on the civil lot at the east end of Civitas Street. Bruce Kinney will advise Gigi Chapman and Sally Little to work together on getting estimates to start up the dog park.

Mr. Kinney advised that East Cooper Montessori Charter School has sent payment to the I'On Assembly for reimbursement of maintenance of the common areas that they use. The Board of Trustees agreed to code the check to the general ledger account number 6522 grounds contract/landscaping as these funds are not income but a reimbursement.

The Board of Trustees reviewed Mr. Kinney's recommendations regarding the capital reserve fund and the transfer fee.

<p>Matt Walsh made a motion to proceed with moving forward with trying to implement the transfer fee based on Mr. Kinney's President's report. Barbara Fry seconded the motion. All in favor. Motion carried.</p>

The Board of Trustees discussed the need for the Town of Mount Pleasant to enforce the parking plan.

The Board of Trustees discussed the need to begin external communication with the Town of Mount Pleasant. All suggestions and/or topics should be forwarded to John Power, Bruce Kinney or Alan Barbieri.

The Board of Trustees discussed the idea of forming a committee of a few residents to meet with the I'On Company to discuss plans for phase 11. The topic was tabled until the May Board of Trustees meeting.

Treasurer Report

The Board of Directors reviewed the Finance Committee report prepared by Mrs. Cooper.

The Board of Trustees agreed to review off duty police schedule and re-evaluate it for the summer months.

The Board of Trustees reviewed the proposed cash and investment policy proposed by the Finance Committee.

Ward Mundy made a motion to approve the cash and investment policy as follows:

Goal: The preservation of capital, increased by inflation, net of tax

Strategy: Invest in highly liquid investments with minimal risk

Investments with maturities such as certificates of deposit (CDs) and government securities should be staggered so that each investment matures in succession over a period of time. This way, the Assembly can invest in longer term (2 years or less) staggered maturities with a higher rate of return, without sacrificing liquidity. Because the investments mature in succession, the Assembly maintains a steady cash flow and the flexibility to change its investments when interest rates are up.

Cash – if invested, \$30,000 should be maturing each month to ensure payment of operating expenses. Amount needed for monthly expenses should be reviewed annually.

Reserve – funds should be invested with \$50,000 being available every quarter for use or reinvestment. Quarterly amount should be reviewed annually.

Selection Criteria: Invest in assets backed by the FDIC, the US Government or the Securities Investor Protection Corporation (SIPC)

Invest in 1) bank and savings and loan money market accounts or certificates of deposit that are insured up to \$100,000 by the FDIC (the total invested plus interest per institution should be less than \$100,000) and 2) government securities (e.g., treasury bonds, treasury notes, and treasury bills) or 3) money market or government securities mutual funds with broker dealers covered by the SIPC.

When investing in government securities compare the coupon rate to the actual yield to determine if the investment is suitable.

Review & Controls: Investments are to be reviewed quarterly by the Finance Committee and annually by the Board Assembly.

Note: The assembly has access to a \$300,000 Line of Credit in case of a liquidity problem.” The policy will be effective until April 2009 at which time the current Board of Trustees will review the policy to make sure it is most effective. John Powers seconded the motion. All in favor. Motion carried.

Communications Report

The Board of Directors reviewed the Communication Committee report prepared by Mrs. Fry.

AMCS advised that they would like to meet with the chairperson of the Communications Committee to show how beneficial the Board of Trustees section of the community website could be to the Board. The Board of Trustees agreed.

The Board of Trustees discussed doing a survey in the community. Mr. Powers will talk to the I’On Company and let them know the I’On Assembly is ready to do the survey.

Landscape and Infrastructure Committee

The Board of Directors reviewed the Landscape Committee report prepared by Mr. Barbieri.

The Board of Trustees reviewed the corners of the streets and alleys that are being rutted by vehicles. The Board of Trustees agreed that the ruts are occurring on individual owners’ property and is not the responsibility of the I’On Assembly’s.

The Board of Trustees reviewed the irrigation audit that will be performed on the common area irrigation systems and what they can expected from the audit.

Mr. Barbieri and Mr. Powers will work on getting recommendations on a landscape design company.

Compliance Report

The Board of Directors reviewed the Compliance Committee report prepared by Mrs. Cooper.

The Board of Directors discussed the current boat and vehicle rule in the community.

Amenities Report

Mr. Walsh advised that he continues to work with the I’On Company on the operations of the Creek Club dock.

Mid Year Meeting

The Board of Trustees discussed the mid-year meeting notice, which will be drafted by Mrs. Cooper.

Parking on McDaniel Lane and the Surrounding Areas

Ward Mundy made a motion to support the neighbors who want additional parking on McDaniel Lane and the surrounding areas. John Powers seconded the motion. All in favor. Motion carried.

Community Records

The Board of Trustees agreed that AMCS should have a copy of all turnover documents for the I’On Assembly’s master files.

Mrs. Cooper will compile a list of documents that the I'On Assembly should have in their master files.

Storage

Mr. Powers will review the amphitheater to find a solution to storage concerns of community property.

Next meeting will be held on Thursday, May 22, 2008 at 5:30 PM at the I'On Company Upstairs Conference Room.

Barbara Fry, Secretary

AMCS Manager Report
I'On Assembly
Prepared for the Week Ending 3/28/08

Received authorization from Matt Walsh that it was okay to have Chad Besenfelder take back the trashcan he donated to the Rookery to be used at the Creek Club dock.

Sent an email bulletin to residents reminding them of the March 26 Landscape Committee meeting at 5:15 PM in the upstairs conference room of the I'On Reality building.

Sent Matt Walsh a copy of the Suarez Soccer School proposal and insurance certificate for him to review and advise how to proceed. The school is looking to reserve the soccer field to put on a community program.

Sent John Powers a email regarding the two pot holes along the alley in phase 6 and asked that he review the matter and advise if this is a I'On Assembly responsibility.

Sent the Board of Trustees a reminder email to let them know that their committee reports are due for the Board meeting packet by the end of Wednesday.

Attended the Infrastructure Committee meeting on Friday. We reviewed the recent work that was done at the playgrounds and the power washing and painting of the infrastructure.

Attended the handover meeting for the parcel in the I'On Square and the Amphitheater.

Projects AMCS is working on:

2008 Landscape Contract with Lawn-O-Green

Perseverance Square Fountain Repairs Covered Under Warranty **ONGOING**

Live Oak Replacement for 175 Civitas Street

Power Washing and Painting of Infrastructure for 2008 **ONGOING**

Tree Replacement on Jogging Street in the fountain park **COMPLETED**

E. Shipyard Cement in Drain and Rut on Path

*This report includes projects AMCS has completed or is currently working on however it is not limited to the items listed.

AMCS Manager Report
I'On Assembly
Prepared for the Week Ending 3/28/08

Attended March 31 Board of Trustees meeting.

Received confirmation that www.ioncommunity.net has been renewed for once year. The new expiration date is April 15, 2009.

Forwarded Alan Barbieri Lawn-O-Green's new schedule for the spring season.

Emailed W.P. Law and Lawn-O-Green the questions from the Landscape Committee regarding the centralized irrigation system. I asked that each part be prepared to answer these questions at the April 4 meeting.

Prepared a spreadsheet of actual irrigation water bills for 2006-2008 per Mr. Fox's request.

Forwarded Mr. Kinney the request from the Coastal Conservation League to speak to the residents of I'On regarding the new port terminal as proposed at the former navy base.

Attended the Irrigation meeting regarding the centralized irrigation system.

Projects AMCS is working on:

2008 Landscape Contract with Lawn-O-Green

Perseverance Square Fountain Repairs Covered Under Warranty **ONGOING**

Live Oak Replacement for 175 Civitas Street

Power Washing and Painting of Infrastructure for 2008 **COMPLETED**

E. Shipyard Cement in Drain and Rut on Path

*This report includes projects AMCS has completed or is currently working on however it is not limited to the items listed.

AMCS Manager Report
P'On Assembly
Prepared for the Week Ending 4/11/08

Per Alan Barbieri's request, I emailed W.P. Law for a list of Irrigation Auditors.

Per Alan Barbieri's request, work order number 493 was issued to Lawn-O-Green to inspect the irrigation system and make sure that all the rain shut offs are working properly they are to replace those that are not working or missing.

Scheduled a meeting with Irrigation Auditors for April 14 at 10 AM. The starting location will be the soccer field.

Scheduled a meeting with the P'On Square and the P'On Assembly for April 25 at 10 AM.

Scheduled a meeting with Estate Management for April 14 at 11:30 AM.

Sent Len Hansen, Alan Barbieri and John Powers the most recently field reports from Estate Management.

Per Alan Barbieri's approval, Lawn-O-Green was authorized to repair the turf at the Amphitheater. It will require about 200 square feet of centipede sod, 2-3 cubic yards of topsoil, and labor to repair the ruts caused by the concert. The cost for the repair will be \$350.00. The P'On Assembly will pay Lawn-O-Green directly and seek reimbursement from the P'On Trust.

Projects AMCS is working on:

2008 Landscape Contract with Lawn-O-Green
Perseverance Square Fountain Repairs Covered Under Warranty **ONGOING**
Live Oak Replacement for 175 Civitas Street
E. Shipyard Cement in Drain and Rut on Path
Schedule Meeting with P'On Square Association and Board of Directors
Repairs to Amphitheater Turf **ONGOING**
Quotes for Irrigation Audit **ONGOING**

*This report includes projects AMCS has completed or is currently working on however it is not limited to the items listed.

President's Report
Regular I'On Assembly Board of Trustees Meeting
April 24, 2008

1. The Use agreement with the ECMCS has been signed by both parties. AMCS has the original. We also received a check for the entire first year's usage payment. The supplemental insurance certificate is to follow.

2. There is a meeting on April 25 with the I'On Square Association to discuss cost sharing for maintaining I'On Square and cooperation and coordination of issue such as landscaping and parking.

3. I have started compiling a list of areas where we should seek cooperation/assistance from the city of Mt Pleasant. They include landscaping maintenance, a new entrance on to Murhead Road, maintaining our parks, enforcement of parking regulations, police patrols, etc. Everyone's input is very welcome. The I'On builders have paid substantial recreation and transportation impact fees to Mt Pleasant, and we pay much higher than average real estate taxes, with very little reinvested back into I'On.

4. Capital Reserve Fund

After reviewing and revising the Replacement Reserve Analysis prepared by Miller-Dodson Associates, I propose a capital reserve funding target for 2009 of \$96,000. The revised analysis takes into account the interest we will earn on the reserve fund, and maintains a minimum balance that never goes below 5% of the current estimated replacement cost of the common areas (\$158,333). The 5% number was recommended by Miller-Dodson.

One-third of the funding would come from homeowners as part of their annual assessment (vs. 100% of the funding for 2007 and 2008). The balance would come from a .15% transfer fee paid by the purchaser of every new home in I'On. Based on actual sales in 2006 and 2007, and projected sales for 2008 (extrapolating 1st quarter results), this transfer fee would have produced an average of \$80,000 per year. This average would be more than 2/3 of the targeted reserve fund contribution of \$63,000. The excess each year would be earmarked for new capital improvements to the I'On community. So the transfer fee maintains what we have, but provides an opportunity for something new as well.

The funding plan recognizes that current residents are benefiting from and in a sense "using up" the common areas; so they should contribute toward their eventual replacement. The plan also recognizes that new homeowners immediately benefit from the reserve fund already in place, and should make a contribution to catch up to what has already been paid. The plan takes inflation into account since home prices should generally increase over time.

There is nothing scientific about the 1/3 - 2/3 ratio. It just feels fair and right to me, and would not present a burdensome amount for most new home buyers. It is typical for other HOA's to have a .25% or more transfer fee. Wild Dunes, for example, has a .5% fee.

I would like to introduce the funding plan, which requires a modification to the CC&R, at the semi-annual Assembly meeting in June, and look get signatures starting in the early fall, before the 2009 budget is set.

I have started preparing a Q & A that addresses the most common questions and objections. The Q & A will go along with some open discussion forums and communication's support. Although I believe that most people support an amendment, it will take a team of individuals knocking on doors to get it passed from here.

To: I'ON Board Of Trustees

From: Finance Committee

Date April 17, 2008

Members: Annie Bonk, George Flynn & Sheri Cooper

The finance committee is working on a cash and investment policy to ensure liquidity and minimal investment risk.

A few items to note:

1. Still have several residents who have not paid their homeowners fees. Will start calling them.
2. No major budget variances to report
3. Waiting for 3/31/08 minutes to complete Harbor National Bank requirements for LOC

I'ON
MONTHLY FINANCIAL SUMMARY MAR '08

	08 BUDGET	08 YTD BUDGET	08 ACTUALS	08 ACT TO BUD VARIANCE	07 ACTUALS	08 TO 07 ACT VARIANCE
REVENUE						
HOA fees	\$ 637,200	\$ 637,200	\$ 566,507	\$ (70,693) (A)	\$ 482,781	\$ 83,726
Interest	10,000	2,500	990	(1,510)	2,845	(1,855)
Other	-	-	(1,574)	(1,574)	(577)	(997)
TOTAL REVENUE	647,200	639,700	565,923	(73,777)	485,049	80,874
EXPENSES						
Mgmt Fee	45,864	11,466	11,466	-	11,319	147
Legal, Audit & Tax	22,350	5,588	(440)	(6,028) (B)	1,719	(2,159)
Neighborhood Watch	7,500	1,875	2,625	750	160	2,465
Supplies	4,500	1,125	2,339	1,214	1,702	637
Communications	9,302	2,326	3,315	990	-	3,315
Events	8,550	2,138	868	(1,270)	-	868
Creek Club & Dock Rental	11,384	2,846	1,666	(1,180)	1,869	(203)
Bad Debt	6,372	1,593	-	(1,593)	-	-
Other	1,225	306	474	168	1,328	(854)
Total Admin	117,047	29,262	22,313	(6,949)	18,097	4,216
Signs	4,700	1,175	352	(823)	1,233	(881)
Water & Sewage	20,390	5,098	5,572	474	2,391	3,181
Electric	50,637	12,659	11,036	(1,623)	11,793	(757)
Total Utilities	75,727	18,932	16,960	(1,972)	15,417	1,543
Landscaping Contract	139,200	34,800	34,800	-	32,400	2,400
Landscaping & Supplies	105,600	26,400	23,363	(3,038)	10,471	12,892
Lake Maintenance	21,921	5,480	3,644	(1,837)	3,384	260
Repairs	17,000	4,250	2,275	(1,975)	6,050	(3,775)
Annual Playground Repair	10,000	2,500	3,327	827	-	3,327
Annual Power washing	9,175	2,294	-	(2,294)	1,485	(1,485)
Irrigation Repairs	5,000	1,250	665	(585)	230	435
Pet Stations	3,710	928	1,700	773	2,010	(310)
Annual Walking Path Repair	3,500	875	-	(875)	800	(800)
Mailbox Repairs	3,500	875	214	(661)	-	214
Total Maint	318,606	79,652	69,987	(9,665)	56,830	13,157
Insurance	15,625	3,906	10,535	6,629	10,820	(285)
Taxes	3,500	875	7,270	6,395	2,351	4,919
Total Ins & Tax	19,125	4,781	17,805	13,024	13,171	4,634
TOTAL EXPENSES	530,505	132,626	127,065	(5,561)	103,515	23,550
RESERVE	116,695	116,695	116,695	- (C)	94,027	22,668
NET INCOME (EXPENSE)	\$ -	\$ 390,379	\$ 322,163	\$ (68,216)	\$ 287,507	\$ 34,656

(A) Past due letters sent

(B) Income taxes were \$4,270 over budget

(C) Reserve was fully funded for 2008 with HOA dues collections

I'ON
MONTHLY FINANCIAL SUMMARY MAR '08

Running estimate of over(under) budget status:

2007 directory	\$	3,220
Dec 07 meeting packet		2,000
Dec 07 Water credit		(2,600)
Dec 07 Neighborhood watch		1,900
2007 taxes		4,270
Avant Garden		5,870
Creek Club overage		1,000
No audit		(5,250)
School landscaping credit		(4,000)
	\$	<u>6,410</u>

I'On Communications Committee Report
Submitted by Barbara Fry
April 24, 2008

The website was our main focus this month. **Cynthia Rosengren** has been doing a lot of work trying not only to update its' appearance but greatly improve its' functionality. Here's our current thinking:

The website redesign will serve two distinct communication functions for I'On residents:

- 1) Community/social, and
- 2) HOA/business

Since the website originated at a grass roots level, with design and content based solely upon the effort of volunteers within the community, the "Community/social" aspect of the site will continue as is. Cynthia will act as website administrator and work with her team of online volunteers. The volunteers will be "authorized website editors" with specific training and responsibility that will allow them to maintain their specific areas of interest (such as photo gallery, calendar of events...).

The HOA/business aspects of the site will fall under the jurisdiction of the current communications chair (for now, me!) and will work with AMCS and the HOA board to put out information relevant to the business workings of the community. That would include "official" documents such as the minutes, committee reports, forms, rules... (As I become more familiar with what's available through AtHome.net, I will be sharing that info with other board members, hoping to get input as to how this redesign might benefit all.)

Decisions made will include:

- 1) Determining appropriate security settings for "editors" as well as other online personnel
- 2) Training needed to understand website workings
- 3) Determination of number of modules and who is responsible for each
- 4) Development of appropriate "backup" personnel and systems
- 5) Lots of other stuff we won't know about until we get into it ...

We hope to have the redesign "unveiled" mid-Summer. Anyone interested is welcome to participate!

The *Living in I'On* newsletter seemed to be well received in April, featuring **Sheri Cooper** and her **Covenants Committee Update**. As far as newsletter workings, we are looking at trying to reduce the size of the file in future issues to make it easier to download, as well as me pdf'ing the file rather than relying on someone else to do it. **Matt**

Walsh/Amenities is featured in the May issue. Probably **Alan Barbieri/Landscaping** should be featured in June?

We have also created a **new identity** to disseminate the newsletter. The current thinking is to use the identity to send out the newsletter as well as email blasts. The identity is "**I'On Community NEWS,**" and both **Cynthia Rosengren** and **Barbara Fry** will have access to that identity. We felt it would be a more recognizable name to communicate good information to the community rather than using **AMCS** or an individuals' name of which residents might not be familiar.

Two email blasts were sent in April.

- 1) Advertising the Blue Dogs Concert, and
- 2) Reminder of the Bike Race as well as the upcoming Yard Sale in May.

My thinking is that as long as the email blasts promote community wide events, they are a good method to remind residents of community happenings. I do not want to abuse the mail list, so I'm arbitrarily establishing a limit of 4 per month, as well as continuing to maintain an "opt-out" file for those residents who would prefer not to receive them.

To follow-up from last month, we are looking at reducing the amount of **households we do not have an email address** on (last month - 110) by approximately 20%. We'll continue efforts to whittle them down.

Have no clue as to the status of the survey. Notice to the residents that "a survey" might be coming was given in the April newsletter.

Landscape - Infrastructure Committee Report-Alan Barbieri

Landscape - Infrastructure Committee Report: April 24, 2008

A meeting was held to hear proposals from two vendors of automated irrigation systems:

We learned a lot and learned we are not ready for that decision yet

We learned that there is an "irrigation audit" which studies the function, coverage and operation of our system--it has been ordered

We learned that automated systems do not determine or propose watering schedules--that requires human input- we are looking at our watering practices and I truly feel we will need to control these parameters and dictate to our maintenance folks. We also learned that we did not have operational, rain shutoffs on all our controllers. They have been ordered and I trust they have been installed.

We still have to make the most important decision--who will guide the creation of our ongoing plan and help us implement it. we also need to know what we want to be--motel 6--holiday inn--Marriott--Ritz Carlton. **No goal no chance to succeed!!!**

We may also need to address other maintenance issues with a more professional source and dictate our wishes to our maintenance folks. I hope John Powers was able to get us some info.

We have scheduled a tour of the community to access our public domain assets May 2 at 9 am.

We met with chad to discuss the turnover of ion square. a meeting is set for HOA to meet with management of the square to see if we can align our goals and create continuity of maintenance.

This still appears to be an awesome task. We need lots of help. I don't recommend that we depend on maintenance people to do the planning or decision making. I see more and more this is beyond their ability.

To: I'ON Board Of Trustees

From: Covenants Committee

Date April 17, 2008

Members: Skip Runge, Ward Mundy & Sheri Cooper

- Dealt with five new complaints since 3/31/08 board meeting
- Mr. & Mrs. Strauss at 10 Frogmore are donating two pet stations to be put on the marsh by their home. Two more are being added to the marsh – paid by I'ON Assembly