

**I'On Assembly
Board of Trustees Meeting Minutes
August 27, 2008**

Members Present Bruce Kinney, Sheri Cooper, Barbara Fry, Ward Mundy, and John Powers

Members Absent Matt Walsh

AMCS Cheryl L. Wilson

Guests Chad Besenfelder, Dave Rosengren, Amy Sage, Steve Kendrick, and Tom Graham

Bruce Kinney called the meeting to order.

Minutes

The minutes were tabled until the next Board of Trustees meeting.

I'On Company Report

Steve Kendrick gave a presentation on the proposed homes to be built on the Jefferson Canal. The plan calls for ten courtyard homes that would be called The Courts on Jefferson Canal. The areas would allow for public parks and paths that would be deeded over to the I'On Assembly. The construction is estimated to begin in November 2008. Bruce Kinney thanked Steve Kendrick for his support in the transfer fee amendment.

Chad Besenfelder advised that the Rialto Road curb has been modified to allow for parking.

Mr. Besenfelder advised that one tree has been approved by the Town of Mount Pleasant to be installed in the Mathis Ferry Road roundabout. Mr. Besenfelder will work with the Landscape Committee on the landscape design for this roundabout.

Mr. Besenfelder advised that the I'On Company continues to work on putting in an additional driveway from the I'On Club to Mathis Ferry Road.

Mr. Besenfelder advised that the I'On Company will be installing a fence in the Rookery and that they will redo the path.

Mr. Besenfelder advised that the I'On Company will enhance the buffer areas and a few parks in the new phases before the areas are turned over to the I'On Assembly.

The I'On Company will be hiring Po Mead, Mead Arborist and Tree Services, to trim the oak at the North Shelmore Blvd. entrance and evaluate the oak trees around Westlake. Mr. Besenfelder will compile a manual based on the recommendations by Po Mead, for the I'On Assembly to refer to when pruning the trees in the community.

Chad Besenfelder advised that any I'On Design Committee submittals should be sent directly to him and if any residents have questions or concerns regarding an application they should contact him.

The Board of Trustees discussed with Mr. Besenfelder the parking issues in the I'On Square. Mr. Besenfelder advised that he met with a parking engineer to discuss amending the parking areas in the I'On Square. Mr. Besenfelder will purchase signs showing where available parking is around the I'On Square.

Bruce Kinney expressed his concern with the art gallery in the I'On Square and the lack of maintenance to the building and that it is in violation of the governing documents of the I'On Square Association. Mr. Kinney advised that he has received several complaints from residents and other I'On Square merchants. Mr. Besenfelder will speak to Vince Graham on the matter and see how he would like to handle it. Mr. Kinney advised the I'On Assembly is ready to step in to address the matter if the I'On Company does not want to address it.

AMCS Report

AMCS reported the following account balances as of August 26, 2008:

Operating Account \$10,391.22

Fidelity Investment Account

 Capital Reserve Funds \$421,355.69

 Operating Funds in Reserves \$207,734.80

Certificate of Deposit \$31,819.39

AMCS reviewed 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 advised that the refund has not been received from the I'On Club for the repairs to the irrigation systems on Maybank Green caused by the set up of a jump castle. The Board of Trustees asked AMCS to continue to follow up with the I'On Club on this matter.

AMCS advised that they have received several quotes for miscellaneous projects that will be reported on under the Landscape Committee and Infrastructure Committee reports.

AMCS advised that they will be setting up a meeting with Estate Management and the Infrastructure Committee to discuss the pipes in the lakes that continue to float to the surface.

AMCS advised that work order number 477 remains open because the owner who damaged the two Yoshino Cherry trees on Jogging Street has not reimbursed the I'On Assembly. This account has been turned over to the I'On Assembly attorney to file a lien

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren.

Dave Rosengren and John Powers continue to explore the idea of installing a well at Maybank Green and digging the well deeper at the soccer field.

John Powers made a motion for \$600.00 for the Lowcountry Boulevard entrance sod replacement, \$500.00 for the Hospitality Street retention pond erosion control, and \$3,000.00 for the Eastlake bank erosion control. Barbara Fry seconded the motion. All in favor. Motion carried.

The Board of Trustees revisited the idea of setting up a program allowing resident to donate money to purchase trees/landscape enhancements with plaques similar to the I'On Trust bench program.

The Board of Trustees discussed adding to and/or removing common area landscaping. Mr. Kinney suggested making a rule advising that residents must seek approval from the Board of Trustees before any adding to and/or removing common area landscaping. Mr. Kinney will draft a rule for the Board of Trustees to review and vote.

Transfer Fee

AMCS advised that they had received 305 proxies in favor of the transfer fee and 40 proxies opposed to the transfer fee. The Board of Trustees discussed their strategy for trying to pass the transfer fee. The Board of Trustees will re-evaluate the transfer fee strategy at the next Board of Trustees meeting.

Treasurer's Report

The Board of Trustees reviewed the Treasurer's report prepared by Mrs. Cooper.

The Board of Trustees agreed to donate a few hundred dollars to the Conservati'On Corp. for their ice cream social.

Communications Report

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

Infrastructure Committee Report

The Board of Trustees reviewed the Infrastructure Committee reported prepared by Mr. Powers.

Ward Mundy made a motion to purchase a metal swing set for the Scramble. Bruce Kinney seconded the motion. All in favor. Motion carried.

The Board of Trustees reviewed the proposal from Lawn-O-Green for \$2,925.00 to install tabby shell concrete along the driveway easement off Grace Lane. The Board of Trustees will review the area and revisit the topic at the next Board of Trustees meeting.

The Board of Trustees reviewed the proposal from Lawn-O-Green for fifteen, seven-gallon bamboo plants for \$1,650.00 to screen the bubble wall with bamboo at the Scramble. The Board of Trustees agreed to table the discussion until a later time.

Proposed Amendment D-108-Landscaping of Premises

The Board of Trustees reviewed the proposed amendment of adding rule D-108 Landscaping of Premises. The Board of Trustees will revisit the topic at the next Board of Trustees meeting.

External Relations

Mr. Powers advised that he is continuing to build external community relationships.

Storage Space

Mr. Rosengren and Mr. Powers continue to look into storage space in the Scramble shed and Amphitheater towers. There is a group of residents gathering to clean out the Scramble shed and add shelving on September 11, 2008.

Sharon Robles Concert

The Board of Trustees approved Jack Hamilton's reservation for October 11, 2008 for the Sharon Robles concert without requiring an insurance certificate.

Next meeting will be held on September 24, 2008 at 6:00 PM at the I'On Company Upstairs Conference Room.

Barbara Fry, Secretary

Landscape Update for August 27 Assembly Meeting

1. Overall comment... through efforts of LOG to maintain all common areas and the regular rainfall throughout the summer, the neighborhood looks very good.
2. Investment requirements/opportunities: John Powers, Amy Sage and I have been working to identify areas where investment is required or opportunities exist to enhance the neighborhood. We will be working with Sheri Cooper to identify fund availability, with the objective of making specific proposals to the Assembly during the September meeting.
 - a. The top priority is to resolve the well projects at the Soccer Field and Maybank Green
 - i. The Soccer Field well project requires 45 GPM of water to supply the irrigation rotors. We have a bid from HM Northcutt to dig several shallow (25 – 50 feet) wells and install the necessary pump for \$10,450. However there is uncertainty regarding how many shallow wells will be required, and we are also questioning the “shallow” well concept versus a deeper well concept. There is also a question as to whether we will even successfully find adequate water. As a result John and I are going to bring in other well contractors to discuss this project and obtain additional bids.
 - ii. We have a Maybank Green well/pump bid from HM Northcutt for \$11,550. Through July we’ve spent \$7,815 for irrigation water for Maybank Green, therefore this project will likely pay for itself. However because of the same questions we have for the Soccer Field, John and I will be talking this project with other contractors as well.
 - b. Amy and I have identified several maintenance projects which should be addressed if funds exist...
 - i. Low Country entrance sod replacement - \$600
 - ii. Hospitality retention pond erosion control - \$500
 - iii. Eastlake bank erosion control - \$3,000
 - c. Additionally Amy and I have identified a number of enhancement opportunities for the neighborhood. Our top three priorities are...
 - i. NW bed at Eastlake along Ponsbury - \$800
 - ii. NE corner of Hopetown/Shelmore intersection - \$2,200
 - iii. Seasonal color for N end of Perseverance Park - \$1,100
 - d. Reviewed Garner offer to contribute to enhancement of Maybank Green and Perseverance Circle. The Garners have committed \$2500 and the Assembly would need to commit an additional \$5000 to complete the projects. Although this is a generous offer, given limited Assembly funds I would place a higher priority on other areas of common area enhancement.
3. Cheryl Wilson, Amy Sage and I have had a preliminary budget discussion with LOG for 2009. The initial LOG request is for an 8.5% increase due to increasing costs especially for gasoline. The numbers will be fine tuned for discussion in the September meeting.
4. Cheryl Wilson worked with the town to get the dead limb which hung over the road in front of 306 N. Shelmore removed. The town paid for this removal.
5. LOG has repaired all landscape light systems in the neighborhood.

'08
MONTHLY FINANCIAL SUMMARY

	<u>08</u>	<u>JUL '08</u>	<u>JUL '08</u>	<u>08 ACT TO BUD</u>	<u>07</u>	<u>08 TO 07 ACT</u>
	<u>BUDGET</u>	<u>YTD BUDGET</u>	<u>ACTUALS</u>	<u>VARIANCE</u>	<u>ACTUALS</u>	<u>VARIANCE</u>
REVENUE						
HOA fees	\$ 637,200	\$ 637,200	\$ 630,769	\$ (6,431) (A)	\$ 515,304	\$ 115,465
Interest	10,000	5,833	3,699	(2,134) (B)	7,474	(3,775)
Other	-	-	449	449	3,448	(2,999)
TOTAL REVENUE	647,200	643,033	634,917	(8,116)	526,226	108,691
EXPENSES						
Mgmt Fee	45,864	26,754	26,754	-	26,607	147
Legal, Audit & Tax	22,350	15,267	681	(14,586) (C)	1,956	(1,275)
Neighborhood Watch	7,500	4,375	4,225	(150)	4,135	90
Supplies	4,500	2,625	3,574	949	2,839	735
Communications	9,302	5,426	3,315	(2,111)	-	3,315
Events	8,550	4,988	6,936	1,949	5,140	1,796
Creek Club & Dock Rental	11,384	6,641	6,888	247	4,504	2,384
Bad Debt	6,372	3,717	-	(3,717)	-	-
Other	1,225	715	474	(241)	3,054	(2,580)
Total Admin	117,047	70,507	52,847	(17,659)	48,235	4,612
Signs	4,700	2,742	396	(2,345)	1,368	(972)
Water & Sewage	20,390	11,894	12,895	1,001	10,111	2,784
Electric	50,637	29,538	25,916	(3,622)	27,791	(1,875)
Total Utilities	75,727	44,174	39,208	(4,966)	39,270	(62)
Landscaping Contract	139,200	81,200	75,900	(5,300) (D)	75,850	50
Landscaping & Supplies	105,600	67,416	68,822	1,406	41,369	27,453
Lake Maintenance	21,921	12,787	9,820	(2,967)	11,142	(1,322)
Repairs	17,000	9,917	5,521	(4,396)	19,516	(13,995)
Annual Playground Repair	10,000	10,000	11,061	1,061	-	11,061
Annual Power washing	9,175	8,675	8,675	-	8,385	290
Irrigation Repairs	5,000	2,917	4,543	1,626	8,845	(4,303)
Pet Stations	3,710	2,164	1,700	(464)	3,710	(2,010)
Annual Walking Path Repair	3,500	2,042	-	(2,042)	2,150	(2,150)
Mailbox Repairs	3,500	2,042	604	(1,438)	-	604
Total Maint	318,606	199,159	186,644	(12,515)	170,967	15,677
Insurance	15,625	9,375	10,785	1,410	10,478	307
Taxes	3,500	3,000	7,270	4,270 (C)	2,351	4,919
Total Ins & Tax	19,125	12,375	18,055	5,680	12,829	5,226
TOTAL EXPENSES	530,505	326,215	296,754	(29,460)	271,301	25,453
RESERVE	116,695	116,695	116,695	- (E)	94,027	22,668
NET INCOME (EXPENSE)	\$ -	\$ 200,124	\$ 221,468	\$ 21,344	\$ 160,898	\$ 60,570

(A) Attorney to file lien letters in July on remaining non-payers

(B) Reflects decreased interest rates

(C) Income taxes were \$4,270 greater than budget. Used audit budget to pay taxes.

(D) Represents payment from school toward landscaping costs

ION
MONTHLY FINANCIAL SUMMARY

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

Running estimate of over(under) budget status:

2007 directory pd 2008	\$	3,220
Dec 07 meeting packet pd 2008		2,000
Dec 07 Water credit		(2,600)
Dec 07 Neighborhood watch pc		1,900
No audit		(5,250)
2007 taxes		4,270
Creek Club overage		1,281
School landscaping credit		(5,300)
	\$	<u>(479)</u>

I'On Communications Committee Report
Submitted by Barbara Fry
August 26, 2008

The Website. Jane O'Neil will be moving from I'On in early September and Cynthia Rosengren is looking for someone to replace her as Calendar Editor. **I'd like to know if any of you have any thoughts regarding how the calendar could be better positioned or utilized.** I also need to tighten down calendar responsibilities (as well as other posting responsibilities) based upon our slow reaction this month in keeping the calendar as well as our board schedule current.

Living in I'On newsletter. The August issue main article reviewed the community meeting with the Mt Pleasant police regarding the recent robberies. Other crime prevention tips such as Resident Checks and the use of better outdoor lighting were also mentioned in the newsletter. The offer for the "**1 free year of HOA dues**" lottery to encourage return of Transfer Fee proxies was included. I plan to include that again in September. Also hope to have a piece from Pam Bishop supporting the Transfer Fee.

Regarding the newsletter - for each of you - **"What should be put in the newsletter in September to alert residents of any of your committee work that may affect/concern them?"**

I thought the lead article in the September newsletter would be an attempt to better define the separate operating groups within I'On, such as the HOA, IDC, Trust, AMCS, LOG, committees... to help people better understand who they are and how they might be able to get involved or work better with them. That subject may be too ambitious for one article and perhaps should be split up a bit. Or, maybe a "Hurricane Preparedness" piece would be more timely. Your thoughts???

The **I'On Community NEWS** piece we sent out for the I'On Club in July was very successful in getting attendance at the River Dogs game, however it was rained out. In August, two NEWS email blasts were sent out: to distribute Sandy Power's volunteer newsletter, and to promote the ECCO Food Drive.

August' 08 Infrastructure Update

Projects Completed

- a. Joggling Fountain added a liner to stop leaks and then repaired the motor – now complete (partial complete in July).
- b. Sinking of pipes attached to aerators in lakes completed.
- c. Street Sign at West Shipyard and Shelmore to be repaired.
- d. Authorized painting of Frogmore Water Treatment area doors.
- e. Authorized Rope on Tower Swing to be replaced in Rookery and erosion at path of overflow drain to be repaired
- f. Requested proposal on washout of path at connection of Frogmore and Isle of Hope Roads.
- g. Pole on Isle of Hope for light replaced (Thank you Dave Rosengren).
- h. IOC sent letter to lot 265 (82 Saturday Road) about IDC complaint regarding new fence.

Projects on Calendar/ To Do List

- i. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- j. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- k. Street Lights Mapping and SC&G Updates
- l. Aerators in Lakes maintenance plan. Work with Estate Management/Develop relationships. Review Contract.
- m. Test Lake for Fecal Coli-Forms
- n. Westlake Drainage Issues
- o. Off Duty Police Reports being screened and hours adjusted (will discuss at HOA July Meeting)
- p. Proposal being developed to insulate bottom of the Boathouse to prevent nearby residents from hearing the sound from the aerator motor.