

**I'On Assembly
Board of Trustees Meeting Minutes
January 15, 2009**

Members Present Bruce Kinney, Sheri Cooper, Matt Walsh, John Powers, Barbara Fry, Brady Anderson, and Jody McAuley
AMCS Cheryl L. Wilson
Guests See Sign In Sheet

Bruce Kinney called the meeting to order.

Minutes

Matt Walsh made a motion to accept the December 11, 2008 Board of Trustees meeting minutes as presented. Barbara Fry seconded the motion. All in favor. Motion carried.

Election of Officers

Barbara Fry made a motion to appoint Bruce Kinney as President, Matt Walsh as Vice President, Sheri Cooper as Treasurer and Barbara Fry as Secretary. Sheri Cooper seconded the motion. All in favor. Motion carried.

Homeowner Forum

Annie Bonk advised that she was under the impression that the founder was obligated to run the I'On Design Committee until the last lot was sold. In the recent copy of "What Going I'On", it read that the I'On Design Committee would be turned over to the I'On Assembly. Mrs. Bonk was concerned that the I'On Assembly would be financially responsible for the running of the I'On Design Committee. The Board of Trustees advised that they are working on a transition plan. They also advised that they are looking into the cost associated with reviewing design plans and the possibility of that cost being covered by the application fees charged to the homeowner submitting the I'On Design Committee application.

Sale of the Creek Club

The Board of Trustees updated those present on the status of the sale of the Creek Club. Bruce Kinney and Matt Walsh were appointed by the Board of Trustees to work with the purchasers of the Creek Club to work out an agreement that would be recorded with the Creek Club property, so that the I'On Assembly could continue to have access to the boating facility and the parking lot. This could be accomplished by amending the current easement recorded on the Creek Club property. The Board of Trustees are also working to include an easement amendment that would continue to permit the I'On Assembly access to the Creek Club for community events which would be similar to the current agreement held with the I'On Club. Mr. Kinney has met with Mike Russo, one of the purchasers of the Creek Club, to discuss the proposed amendment and review it extensively. Since that meeting, a resident of I'On has filed a zoning appeal with the Town of Mount Pleasant and due to that appeal Mr. Russo has advised Mr. Kinney that negotiations regarding a use agreement easement are off the table until the appeal is heard.

Catherine Templeton updated the Board of Trustees on the zoning appeal that was filed. A group of I'On residents filed the zoning appeal so that the Town of Mount Pleasant could define the term civic use. Mrs. Templeton advised that the definition of civic use is neighborhood serving. The residents that filed the zoning appeal want the Creek Club to benefit the community regardless of who owns the property. Mrs. Templeton stated that if the Town of Mount Pleasant rules that the use of the Creek Club is commercial than the proposed use agreement would have to be amended and the I'On Assembly could amend such documents, but could use that leverage to have the purchasers sign the proposed amended use agreement. Then the I'On Assembly could negotiate

with the new purchaser to get the property rezoned to commercial use and then the community could receive profits from the Creek Club business. Mrs. Templeton further added that should the zoning appeal find that the use of the Creek Club is commercial rather than civic then that would lessen the value of the Creek Club for the Graham family. Mrs. Templeton suggested that the Homeowners Association could then purchase the Creek Club for a dollar since it would be of no value to the Graham family and they would not be able to sell it. The I'On residents asked that the Board of Trustees stay neutral at this time until the Town of Mount Pleasant makes their ruling. Those residents in favor of the zoning appeal are also in favor of the Board of Trustees working out an amended use agreement with the purchasers of the Creek Club. The zoning appeal will be heard on February 23, 2009 at 6:00 PM.

The residents presented the Board of Trustees with a petition seeking the Board of Trustees support to pay the \$3,100.00 for legal counsel pertaining to the zoning appeal. The Board of Trustees will discuss and make a decision at a later time. The Board of Trustees discussed the update given by Catherine Templeton.

Jody McAuley made a motion for the Board of Trustees to continue working with the purchasers of the Creek Club to come to an agreement on the amended use agreement. Furthermore, the Board of Trustees should not take any position on the pending zoning appeal. Matt Walsh seconded the motion. All in favor. Motion carried.

The Board of Trustees agreed to not pay the \$3,100.00 in legal fees.

The Board of Trustees will contact their legal counsel to make sure they are not opening themselves up for a lawsuit. The Board of Trustees will meet to review the use agreement easement.

I'On Company Report

Chad Besenfelder reported on the following items:

- The I'On Company has drafted an I'On Design Committee transition strategy and it is being reviewed by the Grahams. The I'On Company would like to meet with the Board of Trustees to review the transition strategy before the end of January.
- The I'On Company would like to complete the transfer of the I'On Square park and Amphitheater to the I'On Assembly in early February.
- The I'On Company would like to begin the transfer of phase seven and nine to the Board of Trustees in March.
- The I'On Company is working on deeding over the marsh walk docks and marsh area to the I'On Assembly.
- Tom Graham is recruiting a new Club Director for the I'On Club.

Chad Besenfelder will leave the I'On Square parking sign in the I'On Company's office and AMCS will arrange for Lawn-O-Green to install those signs.

AMCS Report

AMCS reported the following account balances as of January 15, 2009:

Operating Account-Wachovia	\$21,083.85
Operating Account-RBC	\$221,214.75
Fidelity Investment Account	
Capital Reserve Funds	\$396,137.50
Operating Funds in Reserves	\$69,380.16
Harbor National Accounts	
Reserves	\$30,732.00
CD #2000343	\$31,819.39

CD #2000354

\$31,775.93

CD #2000431

\$30,732.00

AMCS reviewed with the Board of Trustees 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.

Fireworks

David Nieman, 109 Jake's Lane, who has historically done the firework display at the July 4th events has decided not to do them any further due to liability.

The Board of Trustees discussed the recent issues with the setting off of fireworks causing damage to personal property.

Matt Walsh made a motion to have Brady Anderson draft a rule banning amateur fireworks/ recreational fireworks within I'On. Jody McAuley seconded the motion. All in favor. Motion carried.

Brady Anderson will draft a rule and present it at the next Board of Trustees meeting.

Transfer Fee

AMCS advised that they have received approximately 406 proxies in favor of 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.

Appointment of Committee Chairpersons

Bruce Kinney made a motion to except the following Board of Trustees as chairpersons of their assigned committees:

Amenities Committee- Matt Walsh

Infrastructure Committee- John Powers

Landscape Committee- John Powers

Finance Committee- Sheri Cooper

Compliance Committee will be decided next month. It will be Sheri Cooper for the month of January.

I'On Design Committee- Jody McAuley

External Relations Committee- John Powers

Communications Committee- Barbara Fry

Matt Walsh seconded the motion. All in favor. Motion carried.

Treasurer's Report

Sheri Cooper advised that she is researching local banks certificate of deposits to invest the I'On Assembly's 2009 reserve funds.

Mrs. Cooper advised that she is researching local firms to perform a review of the I'On Assembly's 2009 financials as per the governing documents.

Ms. Cooper advised that the line of credit that the I'On Assembly has, renews automatically every two years.

Landscape Report

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

There was discussion regarding modifying the soccer field irrigation system. The Board of Trustees tabled the discussion until a later time.

There was discussion regarding modifying the Maybank Green irrigation system by either irrigating Maybank Green with a well or by tying Maybank Green into the Westlake irrigation system which draws water from the lakes.

Matt Walsh made a motion to approve Lawn-O-Green's quote of \$11,463.00 to tie the Maybank Green irrigation system in to the Westlake irrigation system. Brady Anderson seconded the motion. All in favor. Motion carried.
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Communications Report

The Board of Trustees reviewed the Communication Report prepared by Barbara Fry.

The Board of Trustees discussed rentals of homes in the community.

Barbara Fry will post on the website, the Board of Trustees discussion regarding the Creek Club.

Amenities Report

Matt Walsh advised that he worked with the I'On Club on Creek Club usage dates. These dates will be posted on the communities' website.

Infrastructure Report

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers.

70 Hospitality Lane Easement

The Board of Trustees agreed to allow the easement of property for this lot due to a incorrect survey.

Next meeting will be held on February 26, 2009 at 5:30 PM at the I'On Company Upstairs Conference Room.

Barbara Fry, Secretary

We request that the Iron Homeowners' Association Board protect the PUD by supporting the Creek Club zoning appeal to the Mount Pleasant Board of Zoning Appeals. We also request that the Board pay the \$3,100 in filing and attorney fees required for this appeal.

Name	Street Address
Stephine Impletor	34 Saturday Rd.
Morgan Tophitt	901 Saturday Rd.
John Keegan	69 Saturday Rd.
David Under	19 McDaniel
J O	66 Saturday Rd
Brook Warwick	114 N. Shelmore
Lea Ann Atkins	34 Hope town Rd.
Gene Klumb	77 Saturday Rd
Kelly Shackelford	77 Saturday Rd
Peter Perera	59 RIALTO RD
Bob Pitts	65 Saturday
Pat Jennings	14 Napetown Rd.
Matti Walsh	57 Saturday Rd.
John Power	61 Saturday Road
James Mitchell	22 Saturday Rd
John C. Bigler	15 Lee Ann Lane
Meweherson	23 Saturday Rd.
Katherine Martin	79 Secession St.
Amy Mathison	146 N. Shelmore Blvd.
Cynthia	19 Hope town Ln
Lauren M. Thornhill	22 Hope town Rd.
Philip Thomas	22 Port Royal Rd.

(OVER)

Ellen Short

6 SATURDAY

Meg Hunter 59 Eastlake

Phile & Diane Baister, 273 N Selma Blvd

Annie Bonk 31 Eastlake

Lubby Eble 171 E Shipyard

Juan Simpson 38 SATURDAY Rd

Kay K. Chitty 98 W. Shipyard Rd,

Alice C. Frost 55 Sawell St.

Ketty Hannabaro 30 Jewell St.

Dan 109 Lakes Ln

Julie Chapman 30 Saturday Rd

Kate Barber 78 Seaside

Martin Young 34 John Galt Lee

Tip Juniper 14 Hopetown

I'On Communications Committee Report
Submitted by Barbara Fry
January 15, 2008

Website. The "Website Redesign Committee" met with Cheryl Wilson and Amanda at AMCS offices on Wednesday, January 14. Committee members include Skip Runge, Claudia Robinson, Cynthia Rosengren and me. Skip and Claudia will be heavily involved in the graphic design, and Cynthia and I will focus on navigation and content. We linked up with AtHome.net, our website provider, to determine our options. It looks as though we will do a completely new website design taking advantage of a new platform AtHome.net has available, looking at a June roll-out date to the community.

AMCS is now offering an "**online payment**" feature that will be added to the Private Home Page on the website within the next few days. We will change the message as time goes on, depending upon response.

Newsletter. The **January issue** of **Living in I'On** introduced our two new board members as well as outlined board priorities for the year. As far as cover copy goes, I would like to get an editorial calendar established as to when each board member would write a piece.

The **Dudley's porch fire** may be the cover copy for the **February issue**. Kathy Dudley attended the Mt. Pleasant fire meeting on January 13 and will give me a review. The Fire Chief on scene said he would also submit some copy. Since we probably will not have time to develop an opinion as to how we would hope to handle fireworks in I'On, I will probably just report on the event. We should try to develop some sort of opinion, and publish it, before July 4th.

Now for my monthly question:

"What should be put in the February newsletter to alert residents of any of your committee work that may affect/concern them?"

I have been asked to come up with a **Renter's Policy** due to some problems with a rental on Ionsborough. I'll look into working up a draft.

Other than the newsletters, the **I'On Community NEWS** identity for email blasts was used three times last month: to promote the New Year's Eve party at the Creek Club; notify residents of the porch fire; and promote Trust events.

January' 09 Infrastructure Update

Projects Completed

- a. Update given in Landscape Report by Dave Rosengren about Pump Proposal for Soccer Field/Maybank Green. Great work by Dave Rosengren.
- b. Walking paths at Frogmore with washouts repaired and hopefully have a permanent fix. Isle of Hope marsh paths repaired with plantation mix, granite, and edging.
- c. Roundabout Landscape notes including design and history picked up from I'On Company for project to be completed by HOA. Meeting scheduled on 1/16/09 with Town Planning. Coordination underway with SCDOT. Plans to present at Board Meeting.
- d. Initiated process to determine repair work for Perseverance Fountain.

Ongoing Projects on Calendar/ To Do List

- e. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- f. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- g. Street Lights Mapping and SC&G Updates
- h. Test Lake for Fecal Coli-Forms
- i. Westlake Drainage Issues