

**I'On Assembly
Board of Trustees Meeting Minutes
October 21, 2009**

Members Present Bruce Kinney, Barbara Fry, Sheri Cooper, Jody McAuley, Matt Walsh, and Brady Anderson

Member Absent John Powers

AMCS Jane Gottshalk

Homeowner Forum

Homeowner, George Flynn discussed the common area maintenance rules regarding a small strip of common area property that he maintains. Mr. Flynn asked the Board of Trustees for permission to continue maintaining this area. Mr. Flynn also requested the Board of Trustees permission to trim the live oak that is close to his property. The Board of Trustees granted permission to Mr. Flynn's request, and Brady Anderson will draft a written confirmation for Mr. Flynn.

Brady Anderson will submit a paragraph for the November newsletter explaining why the amendment to rule D-109 was implemented initially, and also to urge residents to come to the Board of Trustees meetings to ask permission to maintain Homeowners Association property.

Steve Brock advised that he approached the Town of Mount Pleasant on behalf of the Homeowners Association to request financial assistance for the Mathis Ferry Road round-a-bout. The Town of Mount Pleasant denied his request.

Mr. Brock advised that although the Homeowners Association owns the property around the marsh walk, much of that property is in the critical line buffer zone and is governed by City and Town regulations as well as Homeowners Association rules.

Community Gardens

Steve Degnan and Martha Morgan presented a proposal for the development of a community garden in I'On. Mr. Degnan asked the Board of Trustees for their support of this project as well as permission for land use and funding. The committee is requesting space for thirty garden plots within Eastlake Road Amenity area.

Bruce Kinney advised that the Board of Trustees would discuss the issue later in the meeting.

Bruce Kinney called the meeting to order.

Minutes

Brady Anderson made a motion to approve the September 24, 2009 Board of Trustees meeting minutes as submitted. Barbara Fry seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS representative reported the following account balances as of September 30, 2009:

Operating Accounts	
RBC Centura Bank-Operating	\$52,549.79 No CD
Fidelity Operating	\$69,814.54 No CD

RBC CD#9416920442	\$30,088.15	10/26/2009	1.19%
Harbor Bank CD#2000522	\$45,000.00	12/18/2009	2.96%

Reserve Accounts

Harbor Bank CD #2000343	\$32,934.26	01/24/2010	2.96%
Harbor Bank CD #2000354	\$32,426.41	10/11/2009	2.96%
Harbor Bank CD #2000639	\$31,960.55	03/30/2010	2.00%
Harbor Bank CD# 2000520	\$50,739.30	02/18/2010	2.96%
Harbor Bank CD#2000521	\$50,000.00	11/18/2009	2.96%
Tidelands CD#1008023	\$245,000.00	10/30/2009	2.75%
First Reliance Bank CD#3056653	\$95,000.00	11/30/09	2.49%
Ameris CD# 9111545672	\$87,695.10	11/01/09	1.98%
RBC Money Market	\$2,504.45		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on October 16, 2009 to the Board of Trustees giving them a chance to review the operating statement, twelve month trend, balance sheet, open and closed work orders. The AMCS representative 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.

Community Garden

The Board of Trustees discussed the community garden presentation. Matt Walsh advised that the landscape, infrastructure and amenities committees could assist in initial funding of the project. Sheri Cooper advised that she will add \$7,500.00 to the 2010 budget for the community garden. Bruce Kinney advised that this project could be funded with income from the transfer fee as an enhancement project. Bruce Kinney also advised that firm commitments from families who wish to participate will be required prior to receiving Homeowners Association funding. Matt Walsh will communicate the Board of Trustee’s response to Steve Degnan.

I’On Company Report

Chad Besenfelder advised that Phase 9 is in the process of having boring lines run for irrigation to Georgetown Park and Memorial Park. The area is being enhanced with new planting.

Barbara Fry commented on the height of one of the homes in Phase 9. Chad Besenfelder advised that the I’On Design Committee looks closely at the height of each new house drawing that is submitted.

Chad Besenfelder advised that thirty percent of all lots sold in Mount Pleasant in 2009 were in I’On. There are currently ten homes under construction. The I’On Company is continuing to try to sell more lots so construction and activity in the community will continue.

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren and Amy Sage. Amy Sage advised that the Mathis Ferry Road round-a-bout is complete. Ms. Sage advised that she applied for a tree grant from the Town of Mount Pleasant. The grant was approved by Town Council, and the Homeowners Association will be receiving a check for \$937.50. Bruce Kinney thanked Ms. Sage for her work on the round-a-bout. Dave Rosengren discussed the Lawn-O-Green landscape proposal for 2010.

Dave Rosengren asked the Board of Trustees to consider a long term tree trimming maintenance schedule for the live oaks and grand oaks in the community. Bruce Kinney advised that the Homeowners Association should be responsible for maintaining these trees for consistency. Matt Walsh advised that a standard maintenance plan for the marsh walk should be implemented.

Dave Rosengren explained Lawn-O-Green's turf optimization program and advised that the turf areas have greatly improved since this program was implemented.

Sheri Cooper advised that there is \$15,000.00 in the 2009 budget that needs to be applied to landscaping/infrastructure before the end of the year. Dave Rosengren will discuss project possibilities with John Powers and report back to Sheri Cooper.

President's Report

Pedestrian Signs for Round-a-Bout

Bruce Kinney advised that there are pedestrian crossing signs at other round-a-bouts on Mathis Ferry Road. He will ask John Powers to contact the Town of Mount Pleasant to request pedestrian crossing signs for the round-a-bout at Mathis Ferry and North Shelmore.

Grant Reconciliation From I'On Trust

Bruce Kinney shared a letter that he received from the I'On Trust thanking the Assembly for the \$6,000.00 grant for 2009. The I'On Trust will be requesting the same amount for 2010. The I'On Trust will sponsor another community concert in November.

Capital Reserve Study

Bruce Kinney asked Sheri Cooper to consider having an updated capital reserve study done for 2010.

Neighborhood Organization

Bruce Kinney advised that he met with the President of the Molasses Creek Homeowners Association to discuss common neighborhood issues. Mr. Kinney advised that it would be advantageous to form a multi-neighborhood association with Molasses Creek, Olde Park, and Hobcaw Creek Plantation. Mr. Kinney will continue to pursue this possibility and to keep communications open within the surrounding neighborhoods.

I'On Design Committee

The Board of Trustees reviewed the I'On Design Committee report prepared by Jody McAuley. The I'On Design Committee continues to meet monthly. The I'On Design Committee is working with the I'On Company throughout the transition.

Jody McAuley suggested making an I'On Design Committee presentation at the annual meeting. Bruce Kinney suggested following up with an article in the December newsletter.

Accessory Dwelling Units

The Board of Trustees discussed the I'On Company's request for support of Accessory Dwelling Units in I'On. Bruce Kinney advised that Jody McAuley will review the Accessory Dwelling Units conditions and how they relate to the I'On Code. Mr. McAuley will draft a response to the I'On Company from the Board of Trustees.

Compliance Committee Report

The Board of Trustees reviewed the Compliance Committee report prepared by Brady Anderson.

Mr. Anderson advised that since the Assembly is the custodian of the commons that the Board of Trustees has the right to remove any sign placed on the commons without permission.

Sheri Cooper asked that a policy be put in place that would allow liens to be placed on properties once their fines reach a certain amount.

The Board of Trustees will vote on rule D-109 on October 22, 2009.

Treasurer Report

Sheri Cooper asked the Board of Trustees members to submit budget items from committees as soon as possible for the 2010 budget.

Matt Walsh advised that the budgeted amounts for the docks and Creek Club will most likely remain the same for 2010. He will meet with Mr. Russo again prior to the November Board of Trustees meeting. Sheri Cooper advised that the financial review is complete. The Homeowners Association owns assets totaling \$2,528,000.00. The review will be posted on the website.

Barbara Fry advised that she would like for online bill pay to be offered on the website for 2010.

Communications Committee Report

The Board of Trustees reviewed the Communications Committee report prepared by Barbara Fry.

Matt Walsh made a motion to have the Assembly's community website (www.ioncommunity.com) be recognized as the official bulletin board of the I'On Community. All in favor. Motion carried.

The Board of Trustees discussed ways to generate interest in filling vacant board seats. Barbara Fry asked the Board of Trustees to draft a few sentences to describe their committee role to put in the November newsletter.

The Board of Trustees discussed the importance of making people aware of the Board of Trustees responsibilities.

Meeting Adjourned.

Next meeting will be the Annual Meeting that will be held on December 10, 2009 at the Creek Club.

Barbara Fry, Secretary

IRON ASSEMBLY
BALANCE SHEET
SEP 30, 2009

ASSETS

Operating Cash	\$	52,550
Operating CD's		75,088
Operating Money Market		69,815
Operating Assets		<u>197,452</u>
Transfer Fee		2,504
Reserve CD's		625,756
Total Assets	\$	<u><u>825,713</u></u>

LIABILITIES & FUND BALANCE

Liabilities	\$	-
Reserves		628,260
Fund Balance		
Prior years' income		39,686
2009 Net Income		157,767
Total Fund Balance		<u>197,452</u>
Total Liabilities & Fund Balance	\$	<u><u>825,713</u></u>

I'On Assembly Landscape Budget - 2010

Budget Code	Description	2009 LOG Bid	2009 Assy Additions	2009 Assy Budget	2009 Spending Projection	2010 LOG Bid	% Increase from 2009 LOG Bid	2010 Assy Additions	2010 Assy Budget Reco
6516	Seasonal Flowers	\$15,000	\$0	\$15,000	\$15,000	\$15,000	0%	\$0	\$15,000
6520	Landscape Enhancements	\$0	\$25,200	\$25,200	\$31,106	\$0	NA	\$20,000	\$20,000
6521	Grounds Supplies	\$38,004	\$0	\$38,004	\$38,000	\$36,735	-3%	\$0	\$36,735
6522	Grounds Contract	\$151,200	\$0	\$151,200	\$151,200	\$155,760	3%	\$0	\$155,760
6524	Plant/Tree Replacement	\$0	\$4,000	\$4,000	\$4,000	\$0	NA	\$4,000	\$4,000
6525	Tree Maintenance/Trimming	\$16,464	\$0	\$16,464	\$18,849	\$16,961	3%	\$7,000	\$23,961
6526	Pine Straw/Mulch	\$20,000	\$0	\$20,000	\$20,000	\$21,000	5%	\$0	\$21,000
6530	Irrigation Repairs	\$0	\$7,500	\$7,500	\$5,000	\$0	NA	\$5,000	\$5,000
Total		\$240,668	\$36,700	\$277,368	\$283,155	\$245,456	2%	\$36,000	\$281,456

The LC would like to consider enhancement projects for 2010... specifically the Jakes Lane berm and landscaping around West Lake and other miscellaneous projects; the request for 2010 is \$20,000.

The LC is evaluating a long term, on-going project to trim and shape all Grand Live Oak and tree lawn Live Oak trees in the neighborhood; we don't yet have a budget amount, but it would likely be an order of magnitude of \$7,000 per year. This effort would be to contract an arborist to begin to care for neighborhood Live Oaks.

IDC September 2009 REPORT

IDC Report
October 12, 2009

Update: IDC Committee (Kay Chitty, Steve Degnen, Jody McAuley, Julie O'Connor, Ted Web)

North Shelmore – We have received a few questions regarding construction issues. These are being addressed by the I'On Company.

Jody McAuley and Chad Bessenfelder met with Amanda Mole and Leslie King from the Kiawah Island ARB on Wednesday to discuss their process.

Items of Interest: I was informed this month that Mackey Hill is no longer working with The I'On Company on any approvals.

Items:

Cost to transition – This needs to be a budget item for next year.

Hiring a Consultant – This may be a good idea during the actual transition period. Schedule date to transition has not been determined.

Technology Update – I am looking for an update from Barb regarding technology development.

Questions?

Jody McAuley

October' 09 Infrastructure Update

Projects Completed

- a. Mat Walsh and John Powers reviewed the proposals to date from two companies with respect to inspecting the canals. A meeting took place with John Powers, Jane Gotshalk and Kevin Berry of EarthSource Engineering to ask for a new proposal focused solely on structural integrity. Kevin is in process of submitting new proposal. We may still need the original construction plans from RK Engineers and hope that Chad (with the I'On Company) can provide them.
- b. Air hoses removed from Eastlake Boathouse Area. Will see how algae and lake water condition are affected before making any further decisions with weighted tubing for the Eastlake Boathouse area. Aerator turned off at this time. Estate Management sent a letter to Jane at AMCS. They believe that turning off the aeration system could have a negative impact on the health of the lake and compromise the pond management program. Estate Management feels it is a necessary expense to do the weighted tubing. At this time we will monitor the situation to determine next steps and if in fact we need to turn the aerator on again and replace with hoses that are weighted.
- c. Met with Susan Chiaramida at 119 Ionsborough to look at extending the area that the pavers cover at the corner of the alleyway where cars turn near her house. Clearly, the cars turning do cause ruts and damage because there is not enough clearance. Agreed to talk to board after AMCS gets a quote to extend pavers for turn radius. Follow-up needed to determine right of way to side of house because Susan Chiaramida would like LOG to cut the grass. Follow-up needed with TOMP due to storm drain in alley not draining during heavy rains.
- d. I'On Assembly Board Meeting to review George Flynn Letter

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. Removal and additions of some parking spaces in neighborhood

I'On Communications Committee Report
Submitted by Barbara Fry
October 21, 2009

Website. We have established a "Beta" website where we are working out navigation changes to align with our new design. Any "content" changes will be made on the existing site but the purpose of the beta site is to work out any bugs before we convert. I'm hoping to convert to the new format around the first week in December, but it depends upon how everything comes together. Our last meeting was 10/19.

Official Notice to Community. I would like to get the website officially declared as the "Bulletin Board" for the community. I think we can do this by voting on it and getting it into the minutes as well as amending By-Laws section 2-106(c) by adding: *"Notices of regular meetings of the Assembly, its Board of Trustees, and committees, shall also be posted in the Assembly's official publication, if any, on the community website, or conspicuously posted on the Commons."*

I would also like to see if we can recognize "email" as a legitimate method of delivering "official" business. That would require us to have an email address on everyone in the community (I think Jane has a list of who we currently are missing). It would not only help keep mailing costs down but would be a quicker method of getting word out.

Newsletter. The November cover copy for **Living in I'On** will be written by me announcing the upcoming website conversion. It's just a basic intro as to things to come and I will be giving more information as we get closer. Probably an email blast will be used to go into the details of the conversion. We need to include something in the November issue for the upcoming elections. **I think we should get specific as to who is leaving or staying and what the needs will be.**

Upcoming Board Elections. As of today, George Flynn had no candidates come forward. But he did offer some good suggestions as to how to create some interest. He suggested we put together a list of what we're working on or challenges we see coming up or needs we have ... to get people thinking. Perhaps we'll hit one of their hot buttons. We should do this NOW and get it into the November newsletter, as well as formulate an email blast sometime in November. We also should be approaching people we think would do a good job. We've got one month!!!

Also, members who are leaving the board should make an effort to capture information they have on their computers or physical files that should be turned over to the new board. We've worked on some important projects that would be a shame to lose. We can set up something on the website that would handle this exchange.

Monthly question:

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

Email Bulletin. Other than the newsletter, the email bulletin was used in September only once to let people know about the blood drive at the church.