

**I'On Assembly
Board of Trustees Meeting Minutes
February 26, 2009**

Members Present Bruce Kinney, Sheri Cooper, Matt Walsh, John Powers, Barbara Fry, and Brady Anderson

Member Absent Jody McAuley

AMCS Jane Gottshalk, Helen L. Postell Huston, Cheryl L. Wilson

Guests Ed Clem, Dave Rosengren, Amy Sage, Catherine Templeton, Steve Degnan, and Lee Ann Atkins.

Bruce Kinney called the meeting to order.

Homeowner Forum

Steve Degnan with I'On Conservation Corps is working with the I'On Company to use some land in Phase 11 as a community garden. Don't know if the I'On Company has to go through a PUD amendment. Another area to be looked at other than Phase 11 is the Friendship Garden. Preliminary discussion has begun. It would be a community oriented project.

Lee Ann Adkins asked for clarification at the last Board of Trustees meeting as to whether or not the Board of Trustees agreed to not take a position on the Creek Club zoning. Bruce Kinney confirmed that the Board of Trustees did not take a position on the Creek Club zoning appeal but rather agreed to continue their plan to work with the potential Creek Club purchasers on a use agreement that benefits the community at large by keeping accessibility to the building and boating facility. She asked that Bruce Kinney forward a notification to the Town of Mount Pleasant advising that he misspoke at the zoning appeal that he lives on Saturday Road. Mr. Kinney advised that although he did misspeak, he signed in at his correct address of 94 West Shipyard Road. He will take her suggestion under advisement. Catherine Templeton advised that she and other I'On residents were disappointed with the Boards' actions regarding the zoning appeal. Lee Ann Adkins wants to know if the Board of Trustees has a position on the civic use of the Creek Club.

Catherine Templeton discussed the easement at the Creek Club as it relates to the residents use of the docks. She recommended to the Board of Trustees that they seek legal advice on whether South Carolina law supports "easement by necessity" for landlocked parcels, in this case, access to the docks. She wants the Board of Trustees to hire a consultant to find the cost to purchase and use the Creek Club and I'On club and put a suggestion to the owners of I'On. She presented the Board of Trustees with the letter dated February 26, 2009 and suggests it be taken to the I'On Assembly attorney to review. Bruce Kinney advised that all comments would be taken into consideration.

John Powers made a motion to pay \$59.00 for a new flag at the entrance to I'On. Sheri Cooper seconded the motion. All in favor. Motion carried.
--

Minutes

Brady Anderson made a motion to accept the January 15, 2009 Board of Trustees meeting minutes as presented. Sheri Cooper seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS representative reported the following account balances as of January 31, 2009:

Operating Account-Wachovia	\$21,074.44
Operating Account-RBC	\$281,724.79
Fidelity Investment Account	
Capital Reserve Funds	\$396,674.39
Operating Funds in Reserves	\$69,476.39
Harbor National Accounts	
CD #2000343	\$32,454.39
CD #2000354	\$31,775.93
CD #2000431	\$30,732.00

AMCS representative stated that the Board of Trustees meeting packet was sent out on February 20, 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. 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 representative reported that as of February 26, 2009, 292 homes have not yet paid their 2009 dues.

House Fire

A letter was sent from AMCS representative to the homeowners, requesting a response as to when they are scheduled to begin clean up. The Board of Trustees advised that the police investigation is complete, and the burden of responsibility falls on the homeowner.

Fireworks

Brady Anderson presented a draft of guidelines of fireworks use in I'On that he and David Neimann worked up. The Board of Trustees discussed enforcing an age rule regarding fireworks. The Board of Trustees also discussed having homeowners have an input into the fireworks regulations. Barbara Fry discussed addressing the subject of fireworks in the May newsletter, possibly including a survey to get feedback before the guidelines are enforced.

Infrastructure

Parking Plan Enforcement

The Board of Trustees reviewed the infrastructure committee report prepared by John Powers.

There is some confusion as to what the Mount Pleasant Police Department can (or is willing) to enforce. Since the streets belong to the Town of Mount Pleasant, can we/they enforce rules in our covenants? John Powers will get more information regarding the parking situation.

Ramble

The decision was made to add crushed slate to the Ramble Playground turn radius instead of extending the fence. The quote for bamboo in the Ramble will be discussed at a later date.

Amenities

Maybank Green Parking

The Board of Trustees decided to limit parking on Maybank Green to public events, only on a case by case basis.

Reservation request for the Maybank Green's use as a temporary parking lot must follow the following guidelines:

- The Maybank Green may only be reserved for parking if the event is of such a scale that on street parking will not suffice, and the event is open to the public. The Green may not be reserved for private events.
- The person making the reservation must submit a valid credit card.
- A pre and post event irrigation check to be paid for by the person making the request have to be done.
- Any and all damage caused to The Green is the sole responsibility of the person making the reservation. The Homeowners Association will require that the individual making the reservation be financially liable to any damages and resulting repairs.

Proxy Plan

Everyone is making progress with the phone calls and e-mails. Another mailing is going out for non-resident owners.

Treasurer Reports

The 2008 tax returns are complete. 2008 ended with a net income excess of \$34,000.00.

Barbara Fry made a motion to transfer \$30,000.00 from the 2008 net income to reserves. Matt Walsh seconded the motion. All in favor. Motion carried.

Communications Committee

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

The Board of Trustees agreed to continue to attach the committee reports to the minutes.

The website committee is continuing to make progress with the website design.

External Relations

The Mount Pleasant Recreation Department is being allowed to temporarily use the soccer field.

Next meeting will be held on March 25, 2009 at 5:30 PM at the I'On Company Upstairs Conference Room.

Barbara Fry, Secretary

February' 09 Infrastructure Update

Projects Completed

- a. Quotes received for the following: 1) Concrete Repair for drainage sewer grate on Hopetown Road 2) Concrete paving of E. Shipyard and Passmore's Way 3) Ramble Playground Fence Project 4) Ramble Playground Tree Removal 5) Slate Palate for Ramble Playground Turn Radius
- b. Continual repair work for Perseverance Fountain included replacing overflow pipe after discovering leak. Currently liner needs to be repaired.
- c. Additional tree pruning at front entrance split between three parties; I'On Square Association, I'On Company, and I'On Assembly.
- d. Front Entrance Round About meeting held with Bruce Kinney, Amy Sage and John Powers at Town of Mt. Pleasant Planning Dept. Additional meeting held with Amy Sage and Bruce Kinney with SC DOT. Meetings with three Landscape Designers is next step with a landscape design drawn to scale to be submitted to SC DOT application process. Two plans are being requested; one with irrigation and one without irrigation.
- e. Amphitheatre Pump Repair work quote received – I'On Company reviewing repair process internally.
- f. Parking Team Meeting held with Amy Sage, John Powers, and George Flynn. Proposal to tweak parking spaces due to safety concerns. Seth Harrington/Lorraine Demuccio of Mt. Pleasant Police Department explained enforcing parking violations. Explanation to be presented at Board Meeting. Brad Morrison of Town of Mt. Pleasant to review proposal of removal of some parking spaces due to safety.

Ongoing Projects on Calendar/ To Do List

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

k. Westlake Drainage Issues

February 2009 Landscape Committee Update

Maybank Green Irrigation: As we were about to proceed with the project to tie the Maybank Green irrigation system into the West Lake irrigation pumping system, Lawn-o-Green discovered problems with the West Lake irrigation pump. There are several maintenance issues with the pump and pump installation that will result in an expense of \$4,212. We have offered to split the cost with the I'On Company, but Chad Besenfelder has not yet authorized the work to move forward. Once this maintenance issue is resolved, Lawn-o-Green is prepared to quickly move ahead with the irrigation design change.

Tree Removal in the Ramble: There are two trees in the Ramble that need to be removed. One is a large (50') pine that has a large canker in the trunk which has weakened the tree. The other appears to be a pecan tree that is clearly dead. The cost of this removal is \$1,150.

I'On Communications Committee Report
Submitted by Barbara Fry
February 18, 2009

Website. The website redesign is moving along. We've had a few meetings at AMCS where we have linked up with AtHome.net and discussed different options available. We are currently working on the background layers of the website cleaning up old documents and content as well as trying to work out a better navigation scheme. I'll keep you posted.

The "**online payment**" function on the website does not work. We have taken it off the website until the problem can be corrected.

Newsletter. The February cover copy for **Living in I'On** updated residents on the Dudley porch fire and concern over fireworks in I'On. The March issue will focus on irrigation. 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.

Jane Gottshalk and I have come to an agreement about a proposed schedule for Board Meeting Minutes, Committee Reports and Agenda items. This will be reviewed at our meeting as an agenda item. The proposal is:

Minutes: I will have the minutes from Jane no later than the Friday of the week following the Board meeting (approx 6 or 7 work days). I will distribute them to other Trustees for comment and have a corrected copy back to Jane by the following Monday (5 work days). This should allow a final version to be in Trustees board packets prior to the next meeting. Once approved (at the Board meeting), the minutes will be posted on the community website by the end of the approval week.

Committee Reports and Agenda Items: Jane will send a reminder to the Trustees mid-month to get Committee Work Reports as well as Agenda items to her. Trustees will need to get those documents back to her **no later than one-week** before the next scheduled meeting date. That will allow Jane to disseminate that information in the monthly Board packet. It will also allow the Agenda to be posted on the website a few days before the scheduled meeting.

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

Email Bulletin was used only once in January, to reconfirm the January 15th Board of Trustees meeting location and time.