

**I'On Assembly
Mid-Year Meeting Minutes
June 25, 2009**

Members Present Bruce Kinney, Jody McAuley, Barbara Fry, John Powers, Brady Anderson and Sheri Cooper

Member Absent Matt Walsh

AMCS Jane Gottshalk and Helen L. Postell Huston

Transfer Fee

Bruce Kinney announced that the transfer fee amendment had passed, and the declaration has been filed. Mr. Kinney commended the Board of Trustees members as well as all of the members of the community who worked so hard to get the transfer fee passed. Mr. Kinney advised that any home currently under contract is exempt from the transfer fee. The transfer fee is the first declaration that has been amended.

Treasurer Report

Sheri Cooper is in the process of having an accounting review of the financials done. Sheri Cooper advised that there are eighty-one homeowners who are delinquent with Homeowners Association dues. Sheri Cooper has personally contacted all homeowners who are delinquent.

Landscape/Infrastructure Committee

Dave Rosengren highlighted some of the major landscape projects that have been completed during the past year:

- Maybank Green irrigation is now being supplied by Westlake.
- Eastlake entrance has been cleared out and extensive planting has been done.
- Perseverance Park - the sod and seasonal color have been added.

The landscaping and irrigation of the Mathis Ferry Road roundabout is an ongoing project.

Future projects include enhancement at Jakes Lane and the Westlake area. The infrastructure projects completed this year include new playground equipment at the Ramble and walking path enhancements. Upcoming projects include mailbox repairs and addressing parking concerns.

Communications Committee

Barbara Fry reported that the I'On Ambassadors and the welcome baskets for new residents have been extremely successful.

Barbara Fry encouraged residents to contribute ideas for the newsletter. E-mail blasts have been used this year to get news out to residents. The primary communication vehicle is the website. Barbara Fry reminded residents to update their profiles on the community website.

An extensive website update is in the planning stages. The goal is easy access for everyone. Barbara Fry encouraged residents to join the communications team.

Compliance Committee

Brady Anderson reminded residents to contact AMCS with any compliance concerns or issues. Brady Anderson advised that he has been working on landscaping maintenance for vacant lots. Brady Anderson reminded residents to contact the Town of Mount Pleasant with concerns regarding the streets, parking, speeding, etc.

Brady Anderson also advised that residents should contact the management company for the I'On Square with concerns regarding any of the businesses.

I'On Design Committee

Jody McAuley is working with the I'On Company with the transfer of the I'On Design Committee to the Homeowners Association. This is an ongoing process which started in January and will continue through 2010. The I'On Company plan will continue throughout the process.

Jody McAuley discussed the process outlined for the transfer:

- Identify the role of the Homeowners Association for the future.
- The process is underway to form a review board.
- Streamline the administration through AMCS and the website.
- The committee is meeting with the I'On Company on a monthly basis.
- The committee is working with the Trust to create a historical society.

I'On Company

Chad Besenfelder advised that there are currently twenty-eight lots remaining to be sold and six houses under construction. Chad Besenfelder touched briefly on the projects that the I'On Company is working on in the community.

Chad Besenfelder advised that a house under construction on Latitude Lane will be the "Idea House" for Coastal Living, to be published in October 2009.

I'On Trust

Anne Register announced the plans for the Fourth of July celebration in I'On. Ms. Register also announced that American flags can be purchased from the Trust.

Homeowner Forum

Cynthia Rosengren discussed the community gardens. The committee is working with the I'On Company and has been given access to undeveloped land to grow food.

A resident commented that some of the mailboxes need repair and some of the address labels need to be replaced.

A resident commented on the landscaping along the path of Lafayette Canal.

Bruce Kinney encouraged residents to e-mail the Board of Trustees with any questions or concerns.

A homeowner congratulated the Board of Trustees on a job well done.

Next meeting is the Mid-Year meeting that will be held on June 25, 2009 at 6:00 PM at the Creek Club with a Potluck supper.

Barbara Fry, Secretary