

**I'On Assembly
Board of Trustees Meeting Minutes
September 24, 2009**

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

Member Absent Sheri Cooper and Jody McAuley

AMCS Jane Gottshalk

Guests Dave Rosengren, Annie Bonk, Chad Besenfelder, Mike Russo, Vince Graham, Nan Brown, LeaAnn Adkins, and Steve Brock

Bruce Kinney called the meeting to order.

Homeowner Forum

Nan Brown from 57 Eastlake Drive discussed the condition of the curb strip in front of her house. Ms. Brown requested the Homeowners Association remove the tree in front of her house and repair the bare lawn at the curb strip. Bruce Kinney advised that the area is owned by the Town of Mount Pleasant, and that they would be the one to approve a request for tree removal. Bruce Kinney advised that the canopy trees were part of the original design for the community. Planting and watering grass at the curb strip is the homeowner's responsibility.

Steve Brock commented that the Town of Mount Pleasant should be responsible for assisting with the Mathis Ferry Road round-a-bout.

Annie Bonk expressed concern over the air hoses floating in Eastlake. She is concerned that this is a safety hazard for swimmers. The Board of Trustees advised that this topic will be discussed further during the Infrastructure Committee report.

Mike Russo addressed questions from the Board of Trustees regarding future Homeowners Association (HOA) use of the Creek Club. Mr. Russo expressed his desire to have indemnification from the HOA. The HOA will contact its insurance company to inquire as to whether the Association coverage extends to Creek Club usage. Matt Walsh advised that presently the HOA does not have insurance to cover the interior facility. Mr. Russo advised that the HOA days will continue to be reserved in advance. Mr. Russo also advised that beginning in 2010, all HOA reservation for the Creek Club will be made directly through the Creek Club. Matt Walsh expressed the importance of making homeowners aware of any new rules regarding Creek Club usage. Mr. Walsh encouraged Mr. Russo to use community assets such as the website and newsletter to help communicate new information to residents. Mr. Russo advised that a shuttle service or valet parking will be required for parties larger than seventy-five.

Mr. Russo discussed the landscape plan for the residential lot beside the Creek Club. Mr. Russo advised that it is not his intent to use this lot as an extension of the Creek Club and he will not allow events to encroach on the lot.

LeaAnn Adkins inquired about the dock usage. Mr. Russo advised that the easement agreement will remain between the I'On Club and the Homeowners Association.

I'On Company Report

Vince Graham gave a presentation on Accessory Dwelling Units (ADU). The Town Council of Mount Pleasant unanimously passed a new Accessory Dwelling Unit ordinance in August 2009. Mr. Graham advised that a PD Amendment would most likely be required to pass Accessory Dwelling Units in I'On. Mr. Graham asked the Board of Trustees to support a PD Amendment. The Board of Trustees discussed the benefits of having Accessory Dwelling Units in I'On.

Chad Besenfelder advised that the I'On Company has denied financial assistance to the Homeowners Association for the Mathis Ferry round-a-bout.

Chad Besenfelder suggested scheduling a day to meet with Dave Rosengren and John Powers to finalize the turnover of the Amphitheater and the I'On Square. Dave Rosengren advised that there are follow up items that need to be addressed before phases seven and nine are turned over to the Homeowners Association. Mr. Besenfelder advised that the irrigation for Georgetown Park and I'On Memorial Park will be complete within two weeks. Mr. Besenfelder will present the Board of Trustees with plans for completion of phases seven and nine.

Chad Besenfelder advised that the canals have been inspected by R&K Engineers. The Board of Trustees agreed that an independent study of the canals is necessary before the canals are turned over to the Homeowners Association. John Powers and Matt Walsh are determining next steps.

Minutes

Barbara Fry made a motion to approve the September 1, 2009 Board of Trustees meeting minutes as submitted. Brady Anderson seconded the motion. All in favor. Motion carried.
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AMCS Report

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

Operating Accounts

RBC Centura Bank-Operating	\$51,107.82 No CD
Fidelity Operating	\$69,795.17 No CD
RBC CD#9416920442	\$30,088.15 08/24/2009 1.19%
Harbor Bank CD#2000522	\$45,000.00 12/18/2009 2.96%
RBC CD#9416920514	\$40,000.00 09/30/2009

Reserve Accounts

Harbor Bank CD #2000343	\$32,934.26 07/24/2009 2.96%
Harbor Bank CD #2000354	\$32,426.41 08/11/2009 2.96%
Harbor Bank CD #2000431	\$30,732.00 09/30/2009 3.92%
Harbor Bank CD# 2000520	\$50,739.30 08/18/2009 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%

The AMCS representative stated that the Board of Trustees meeting packet was sent out on August 28, 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.

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren. Bruce Kinney advised that he met with the President of the Square Association regarding landscaping of the round-a-bout. The President advised that the Square Association would consider contributing seasonal flowers but they did not want to make a long term commitment to the round-a-bout.

Barbara Fry asked what can be done to correct landscape areas that have been driven over by large vehicles. Dave Rosengren suggested a plant replacement fund.

The Board of Trustees discussed the 2010 landscaping contract. Dave Rosengren advised that he is presently satisfied with Lawn-O-Green's work and discussed landscape improvements that have been made over the past few years. Mr. Rosengren advised that he has put together a packet of contractor specifications, scope of work, and community maps in preparation to bid out the landscape contract. Matt Walsh made a recommendation to postpone bidding out the landscape contract this year and to re-visit the possibility next year.

The Board of Trustees discussed the need for a maintenance plan for the marsh walk.

Infrastructure Report

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

Dave Rosengren drafted a memo stating the Homeowners Association's position on swimming in the lakes. The Board of Trustees agreed to communicate this information to the community by putting the memo in the October newsletter.

The Board of Trustees agreed to have Estate Management remove the air hoses that are floating and to shut down the aerator system in Eastlake.

The Board of Trustees discussed the recent vandalism at the Boathouse. The Board of Trustees agreed that anyone who witnesses vandalism should contact the Mount Pleasant Police Department. Barbara Fry will add a reminder in the October newsletter that the Boathouse is for I'On residents only and that any bad behavior should be reported immediately.

Compliance Committee

The Board of Trustees reviewed the Compliance Committee report prepared by Brady Anderson. The Board of Trustees reviewed Mr. Anderson's options to amend rules D-107 and D-109 to include fines for rules that have been violated. The Board of Trustees agreed to amend rule D-109. After Mr. Anderson and Mr. Kinney review the rule amendment a notice will be mailed to the residents, and it will be voted on by the Board of Trustees at the next meeting.

Treasurer Report

The Board of Trustees reviewed the Treasurer report prepared by Sherri Cooper. Mr. Kinney stressed that the intent of the Transfer Fee is not only to add to the reserve account but also enhance the common areas of I'On.

Communications Committee Report

The Board of Trustees reviewed the Communications Committee report prepared by Barbara Fry. Mrs. Fry advised that progress is being made with the website conversions. The test website should be ready within the next few weeks.

External Relations

John Powers suggested that the Homeowners Association endorse a candidate for mayor.

Bruce Kinney plans to meet with Homeowners Association Presidents from neighboring communities.

Meeting Adjourned.

Next meeting will be held on October 22, 2009.

Barbara Fry, Secretary

Landscape Committee Report – September 2009

A) Mathis Ferry Round-a-Bout:

1) Costs:

a) Capital Cost:

\$1,400	Boring
<u>\$7,345</u>	Plantings/Irrigation
\$8,745	

b) Annual Expense:

\$540	Irrigation
\$500	Plant Replacement

2) Status:

- a) Square Association Participation: The Square Association is considering adding seasonal color to the round-a-bout, but did not offer to contribute to the base plan.
- b) Any further progress getting the I'On Company to contribute to the base plan?
- c) Is the Assembly Board prepared to proceed with the project?

B) 2010 Landscape Contract:

1) Comparison to Brickyard

2) Landscape Committee Point of View:

- a) Satisfaction with LOG
- b) Cost Examples
- c) Knowledge of Neighborhood
- d) Responsiveness
- e) Scope of Work

3) Contract Bid Challenges:

- a) Scope of Neighborhood
- b) Learning Curve

4) Board Direction

August' 09 Infrastructure Update

Projects Completed and Ongoing

- a. We will continue discussion on air hoses with weighted tubing for the Eastlake Boathouse area.
- b. Follow up needed by Chad Bessenfelder and the I'On Company for the Lafayette and Jefferson Canals. Received document of visual inspection. Did not receive the following:
 - **Master Drainage Study**
 - **Current Canal Maintenance Plan**
 - **The original Construction Plans**
 - **Maintenance Plans for the Conspan (concrete bridges over the canals - does the Town of Mt. Pleasant maintain?)**
- c. No update from Town of Mt. Pleasant on 27 Edenton that had a storm drain issue. The washout between the area beside 27 and 23 Edenton collapsed. AMCS has notified Storm Water Maintenance
- d. Bollard put up on Edenton and Jogging Turn Point due to lot being worn and pothole being formed – consideration to remove parking space ongoing right now.
- e. Update to 57 Eastlake Road Address – Homeowner contacted Bruce Kinney. We have requested Homeowner of 57 Eastlake Road to make HOA Board Presentation on their personal request to remove tree in front yard in the right-of-way area where all Oak trees were planted throughout the community.
- f. Boathouse discussion on vandalism at Board Meeting 9/24/09
- g. Attached is a lakes memo for consideration of Board drafted by Dave Rosengren and we have discussed. Will be discussed at Board Meeting.
- h. Marsh Walk issues addressed and working to repair

Ongoing 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

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

Website. A review meeting will be held on 9/23 to determine where we are to date with converting the website. I should be able to give a status report at our meeting.

Newsletter. The October cover copy for **Living in I'On** will be written by Anne Register promoting the I'On Trust membership drive. The November issue should deal with the upcoming board elections.

Upcoming Board Elections. I've contacted George Flynn and he is willing to head up the coordination of the candidate questionnaires and information as he has done for the past few years. We should all be thinking about who might be good candidates as well as what issues we want to ask about in the questionnaire we distribute. Please give it some thought and get back to me with your ideas.

Monthly question:

"What should be put in the October 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 August to inform residents of the pending sale of the creek club.

From: Matt Walsh [matt.e.walsh@gmail.com]
Sent: Monday, September 21, 2009 11:43 AM
To: Jane Gottshalk
Subject: Amenities Committee
Creek Club

- New Owners are concerned about the liability and risk exposure currently in place.
- Desire to have indemnification from HOA
- HOA would need same from users/sponsors of events
- That should solve problems around concerns that New owner has voiced.

Boat House

- Concern over use at the Boat House by neighborhood youth
- What is the Board position?

Other Items:

- Maintenance Pan for Marsh Walk.

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Matthew Walsh
(843)814-0099
matt.e.walsh@gmail.com
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Treasurer's Report

Collections:

- 1) About \$8,000 collected between 8/1/09 and 9/18/09 so still drizzling in
- 2) Of the three highest outstanding HOA fee balances: 1 paid, 1 foreclosed and the last 1 the Summons and Complaint and Verification were sent to Helen Hutson (AMCS) on 9/16 for her to review and if accurate sign, notarize and send back to the attorneys. Once the attorneys get them they will be ready to file. Once they file they wait 30 days before they proceed with the next step (it depends on whether the defendant answers or doesn't respond at all). If this works out we will do the same for the next 3 on the list.
- 3) Five foreclosures. Next month I will suggest we reserve for them (debit expense and credit receivables). I'ON can still go after the Owners for a money judgment; however, the successful bidder at the foreclosure sale is only responsible for assessments which accrue from the date of the Foreclosure Deed forward.
- 4) Accountant review: Hoping to have a draft by Thursday, will send out if I get it.

Forecast:

I've put in money for repairs but no other landscaping enhancements (except for \$8,700 for the roundabout). Please let me know if you see anything that needs to be adjusted. I would like to re-address in October to see if we can do more landscaping enhancements.

Security:

Do we need additional patrol of the boathouse? Is so, how much more and when? Please let me know so I can coordinate and make sure it is in our budget.

IRON ASSEMBLY
BALANCE SHEET
AUG 31, 2009

ASSETS

Operating Cash	\$	51,108
Operating CD's		115,088
Operating Money Market		69,795
Operating Assets		<u>235,991</u>

Reserve CD's 624,527

Total Assets \$ 860,518

LIABILITIES & FUND BALANCE

Liabilities \$ 705.00

Reserves 624,527

Fund Balance

Prior years' income 39,686

2009 Net Income 195,601

Total Fund Balance 235,286

Total Liabilities & Fund Balance \$ 860,518

I'On Assembly 2009 Forecast	2009 Budget	2009 Actuals	2009 Projection	Variance
REVENUE				
4110 Prepaid Fees	\$ -	\$ 3,486	\$ 3,486	\$ 3,486
4120 Gross Regime Fees	663,172	636,445	640,000	(23,172)
4121 Reserve Contribution	(100,000)	(100,000)	(100,000)	-
4410 Operating Interest Income	4,800	1,093	1,639	(3,161)
4913 Income - Late Fees		3,000	3,000	3,000
4917 Fines & Violations		37		
TOTAL REVENUE	567,972	544,061	548,125	(19,847)
ADMINISTRATION				
6212 Website	1,200		500	(700)
6220 I'On Trust Expense	6,000	6,000	6,000	-
6312 Office Supplies-Off Site	6,000	2,149	4,000	(2,000)
6320 Mgmt Fee	45,864	30,576	45,864	-
6325 Social/Comm. Events	3,000	1,335	3,000	-
6326 Creek Club Rental Fee	6,200	4,160	7,200	1,000
6329 Creek Club Dock usage Fee	6,720	2,777	6,660	(60)
6340 Legal Fees	9,996	5,970	11,000	1,004
6341 Legal Fees-Liens	3,000	3,973	5,000	2,000
6350 CPA - Tax Return/Audit	100		3,000	2,900
6351 Membership/Association Expense	700	944	1,000	300
6361 Neighborhood Watch	9,000	3,000	6,000	(3,000)
6364 Bank Charges		15	26	26
6370 Bad Debt 1%	20,004		10,000	(10,004)
6392 Directory Expense	4,000		4,000	-
TOTAL ADMIN	121,784	60,899	113,250	(8,534)
OPERATING EXP				
6440 Signs	2,400	185	500	(1,900)
6453 Chas Cnty Strm Swg Fees	85	60	90	5
6455 Water-Frogmore-00491821	252	101	152	(100)
6456 Water-Ionsborough-119-0049	876	320	481	(395)
6457 Water-Ionsborough-167-0049	192	114	170	(22)
6458 Water-Isle of Hope -00491391	1,140	100	149	(991)
6459 Water-Jogg/Sanib-00492486	1,692	200	301	(1,391)
6460 Water-MF516 00490000-0008	432	819	1,229	797
6461 Water-MF516 00490001-0008	996			(996)
6463 Water-MF518 00490020-0009	5,424	3,235	4,852	(572)
6464 Water-McDaniel 00492248	13,452	1,826	2,740	(10,712)
6465 Water-Moultrieville-00491381	36			(36)
6466 Water-N. Shelmore-00492249	24			(24)
6467 Water-N. Shelmore-00491371	33	10	15	(18)
6468 Water-Saturday RD-00491401	24			(24)
6469 Water-Georgetown 00092314	312	296	444	132
6480 Elec-Boathouse Close-0273-22	1,632	982	1,473	(159)
6481 Elec-Civitas St Shed 5502-826	240	147	220	(20)

6482 Elec-Eastlake-0273-3036	228	151	226	(2)
6483 Elec-Faye/Lati-5618-1074	348	259	389	41
6484 Elec-Frogmore-5625-8898	228	148	221	(7)
6485 Elec-Hospita Irr 5611-5015	456	288	431	(25)
6486 Elec-Ionsborough-6071-3304	504	376	564	60
6487 Elec-Isle of Hope-5607-858	228	146	219	(9)
6488 Elec-Joggling-6438-0159	348	238	357	9
6489 Elec-Low Country-5617-2161	228	146	219	(9)
6490 Elec-Math Fer Irr-5607-8852	648	250	375	(273)
6491 Elec-McDaniel/Star-5822-867	384	238	358	(26)
6492 Elec-Sanibel/W Shi-6131-6993	684	536	803	119
6493 Elec-Saturday Irr-5611-504	432	270	405	(27)
6494 Elec-Saturday Lts-5611-496	228	146	219	(9)
6495 Elec-Street Lights	37,980	25,075	37,612	(368)
6496 Elec-W Shipy Irr-5618-1021	2,880	1,299	1,949	(931)
TOTAL OPERATING	75,046	37,961	57,163	(17,883)
MAINTENANCE				
6516 Seasonal Flowers	15,000	7,500	15,000	-
6517 Walking Path Refurbishment	2,400	2,853	4,000	1,600
6518 Landscape Lighting	2,004	1,493	2,500	496
6520 Landscaping Enhancement/M	25,200	20,415	29,415	4,215
6521 Grounds Supplies	38,004	26,216	38,000	(4)
6522 Grounds Contract/Landscapin	151,200	95,176	151,200	-
6524 Plant/Tree Replacement	4,000	1,250	4,000	-
6525 Tree Maintenance/Trimming	16,464	18,849	18,849	2,385
6526 Pine straw/Mulch	20,000	19,340	20,000	-
6530 Irrigation Repairs	7,500	1,597	5,000	(2,500)
6533 Power Washing & Painting	9,500	2,600	4,000	(5,500)
6542 Repairs	25,200	13,110	25,000	(200)
6543 Mailbox Repairs	2,400	356	1,000	(1,400)
6564 Pet Stations	2,600	2,812	3,000	400
6684 Fish and Wildlife	3,000			(3,000)
6686 Lake Maintenance	14,520	9,608	14,412	(108)
6687 Lake Equip. Maint.	3,000	3,115	4,000	1,000
6689 Playground Maint/Rpr	10,000	6,403	8,000	(2,000)
TOTAL MAINT	351,992	232,693	347,376	(4,616)
TAXES & INS				
6711 Income Taxes	6,000	6,660	6,660	660
6715 Property Taxes	750		750	-
6719 Hazard Insurance	11,000	9,408	9,408	(1,592)
6722 Workers Comp Ins.	1,400	838	1,000	(400)
TOTAL TAX & INS	19,150	16,906	17,818	(1,332)
TOTAL EXPENSES	567,972	348,459	535,607	(32,365)
Net Income	\$ -	\$ (195,602)	\$ (12,518)	\$ (12,518)