

**I'On Assembly
Board of Trustees Meeting Minutes
January 27, 2010**

Members Present Sheri Cooper, Jody McAuley, Brady Anderson, Deborah Bedell, Jay Thompson, Kershaw LeClercq, and Phyllis Sheffer
AMCS Jane Gottshalk
Guests Ed Clem, Dave Rosengren, Amy Sage, Wes Haynes, Betty Haynes, Myra Brooks, Steve Degnen, David Williams, Lea Ann Adkins, Elizabeth Stahl and Laura Wingate

Jody McAuley called the meeting to order.

Homeowner Forum

Ed Clem of 167 E. Shipyard Road addressed the Board of Trustees regarding the ADUs in I'On. Mr. Clem stated that more community contact should have been made prior to the Board of Trustees' decision to support the developer's proposal for ADUs in the community. Mr. Clem does not feel that the community was made aware of the facts and expressed disappointment in the Board of Trustees' actions. Jody McAuley advised that Mr. Clem's concerns would be discussed by the Board of Trustees.

Betty Haynes of 62 Sowell Street expressed her concerns regarding the location of the Community Garden. Mrs. Haynes stated that the location is too close to the entrance of the neighborhood and would take away green space. She suggested moving the garden to an area in the back of neighborhood. Steve Degnen of 26 Fairhope Chair of the Community Garden, advised that the committee looked at other areas, and, after considering various issues, chose the space at Eastlake Park. Mrs. Haynes advised that she was not aware of the plans for the community garden until recently. She also suggested that the newsletter be mailed to residents who do not communicate through the website.

Myra Brooks of 66 Sowell Street and Elizabeth Stahl of 45 Sowell Street spoke about their concerns about the location of the community garden. Steve Degnen reiterated that he is willing to look at other options.

David Williams of 17 Prescient Street addressed the Board of Trustees regarding the upcoming I'On Bike Race. The race will be held on April 17th and will require some streets in I'On to be closed for part of the day. He mentioned that an additional section of N. Shelmore (South of church) will be closed to parking to facilitate auto traffic flow during the day. Mr. Williams advised that the committee is working to address the high congestion areas to reduce traffic delays.

Lea Ann Adkins of 34 Hopetown Road addressed the Board of Trustees about concerns expressed in recent letters from her and from Steve Brock of the same address about ADUs. She observed that the developer may need to comply with Town of Mt Pleasant requirements with respect to changes to the I'On Code.

Laura Wingate of 173 North Shelmore Boulevard again expressed her concern about her two-lot assessment and the prior Board's resolution of the matter. The Board of Trustees asked Ms. Wingate to provide all documentation on this issue, and the request will be reconsidered and the result communicated to Ms. Wingate.

Sheri Cooper inquired as to the appeals process. Ed Clem advised that an appeals committee was established in the past in conformity with the compliance rules in the by-laws. Mr. Clem advised that this appeal process was limited to Compliance Committee decisions.

Minutes

Sheri Cooper moved to accept the Board of Trustees final minutes for November 19, 2009, December 10, 2009 Pre-Annual Meeting, and December 10, 2009 Post Annual Meeting. Jay Thompson seconded the motion. All in favor. Motion carried.

Election of Officers

Brady Anderson moved to elect Jody McAuley as President, Deborah Bedell as Vice President, Jay Thompson as Secretary, and Sheri Cooper as Treasurer of the Board of Trustees. Jay Thompson seconded the motion. All in favor. Motion carried.

Appointment of Committee Chairpersons

Sheri Cooper moved to appoint the following Board members as chairpersons of their assigned committees:

Landscape/Infrastructure and Amenities- Kershaw LeClerc
Communications Committee- Deborah Bedell
I'On Design Committee- Jay Thompson (he will assist Jody McAuley)
Compliance Committee- Brady Anderson
External Relations-Phyllis Sheffer
Finance Committee-Sheri Cooper

Deborah Bedell seconded the motion. All in favor. Motion carried.

Community Garden

The Board of Trustees discussed the I'On Community Garden rules provided to the Board of Trustees by the Garden Committee. The rules are between individual gardeners and the Garden Committee, and will be enforced by the Garden Committee. The Board of Trustees discussed the need to have a set of rules between the Board of Trustees and the Garden Committee.

The board cautioned the Garden Group to be aware of the limited parking and volume of traffic entering I'On on Eastlake Drive.

Deborah Bedell moved that the Board of Trustees issue a letter to the Garden Committee confirming the Board of Trustees' approval of their use of the commons property on a year-by-year basis subject to annual renewal provided that they maintain and enforce the I'On Community garden rules. Sheri Cooper seconded the motion. All in favor. Motion carried.

I'On Company Report

Chad Besenfelder of the I'On Company addressed the Board of Trustees regarding the advantages of the ADUs in I'On, and stating The I'On Company's support for the Town of Mount Pleasant approval of ADUs. Mr. Besenfelder advised that the ADUs have the support of all Town Council members.

Mr. Besenfelder advised that the original I'On Code drafted in 1997 contained no ban on ADUs, as they were prohibited by the Town of Mount Pleasant. In 2005, the I'On Design Committee encouraged the developer to change the code to prohibit ADUs, since by this time many

residents had submitted including ADUs to the I'On Design Committee. In 2009, when the Town of Mount Pleasant approved ADUs, the developer proposed to remove the prohibition from the 2005 code. Mr. Besenfelder advised that the developer has scheduled a meeting with the Town of Mount Pleasant to update the changes that have been made to the code. Jody McAuley advised that the Board deems it a significant issue that the I'On Company has a Code legally recognized and approved by the Town of Mount Pleasant.

AMCS Report

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

Operating Accounts

RBC Centura Bank-Operating	\$223,904.97 No CD
Fidelity Operating	\$19,847.11 Money Market

Reserve Accounts

Harbor Bank CD #2000343	\$32,934.26 01/24/2010 2.13%
Harbor Bank CD #2000354	\$33,069.04 06/11/2010 1.98%
Harbor Bank CD #2000639	\$31,960.55 03/30/2010 1.98%
Harbor Bank CD# 2000520	\$50,739.30 02/18/2010 2.13%
Harbor Bank CD#2000670	\$51,119.26 11/18/2010 1.98%
Tidelands CD#1008023	\$248,401.24 04/30/2010 2.35%
First Reliance Bank CD#3056653	\$96,454.23 05/30/10
Ameris CD# 9111545672	\$88,785.22 05/01/10
RBC Money Market	\$16,966.19

The AMCS representative stated that the Board of Trustees meeting packet was sent out on January 22, 2010 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 AMCS representative reported that the lot at 38 Fernandina has been cleared and grass has been planted.

The AMCS representative reported that the total loss of the plants that were stolen is \$780.00. No plants have been taken in the past four weeks. The plants are in the process of being replaced.

The Board of Trustees agreed to keep the monthly meeting date as the fourth Thursday in each month.

Landscaping

Kershaw LeClercq requested that Dave Rosengren and Amy Sage remain as the Landscape Committee.

Dave Rosengren advised that this is a slow time of year for the landscapers and Lawn-O-Green is onsite three days a week.

Dave Rosengren advised that the Landscape Committee has met with three arborists regarding a long-term maintenance plan for the trees in I'On. Mr. Rosengren plans to have three quotes to present to the Board of Trustees at the February meeting. The tree maintenance will be an ongoing long-term undertaking.

Treasurer's Report

The Board of Trustees reviewed the financial report prepared by Sheri Cooper.

Ms. Cooper presented four finance policies for the Board of Trustees to review: the cash and investment procedures and the collection policies, which are already in place, and a transfer fee and reserve policy. Ms. Cooper asked the Board of Trustees to look over these policies, and to plan to vote to discuss and vote on them at the next meeting.

Ms. Cooper advised that there is \$31,000.00 net income balance from 2009. She said that a reserve study will be done to evaluate the reserve sufficiency, with a possible eye to reducing homeowner assessments in subsequent years.

I'On Design Committee

The Board of Trustees reviewed the I'On Design Committee report prepared by Jody McAuley. Mr. McAuley suggested that the revisions to the Town of Mount Pleasant ADU ordinance, suggested by the developer, as revised by suggestions from the Board of Trustees, may make the permitting of ADUs more appropriate for I'On and offset some of the community concerns. Mr. McAuley again stressed the importance of the I'On Company updating the I'On Code with the Town of Mount Pleasant.

<p>Jody McAuley moved to approve Don Philips for the fence structure as it now stands at 23 Frogmore, as shown on the submitted plat, provided that the homeowner is responsible for maintaining the commons property enclosed inside his fence line, and stipulating that the homeowner obtains no ownership rights to this commons property by virtue of this enclosure and maintenance. Jay Thompson seconded the motion. All in favor. Motion carried.</p>
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Compliance Committee

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

Meeting Adjourned.

Next meeting will be on February 25, 2010.

Jay Thompson, Secretary