

**I'On Assembly  
Board of Trustees Meeting Minutes  
October 21, 2010**

**Members Present** Jody McAuley, Sheri Cooper, Jay Thompson, Kershaw LeClercq, Bill Settlemyer, and Brady Anderson  
**Members Absent** Phyllis Sheffer  
**AMCS** Jane Gottshalk  
**Guests** Annie Bonk, Louise Rainis, Dave Rosengren, Amy Sage, Chad Besenfelder, Steve Brock, Jose Noy-ComSurv, Lavon and Rich McNaughton

Jody McAuley called the meeting to order.

**Homeowner Forum**

Dave Rosengren requested assistance from the Board of Trustees in choosing a recipient for the 2010 Civitas Award.

Steve Brock commented on the April e-mail that he sent to the Town of Mount Pleasant Town Council regarding ADU's in I'On. The Board of Trustees had no questions.

ComSuru High Definition Surveillance Company gave a presentation to the Board of Trustees explaining how their security cameras and surveillance could be used in I'On. The Board of Trustees was presented with three different proposal options. The Board of Trustees will review these and make a decision at the November 18, 2010 Board of Trustees meeting.

**I'On Company Report**

Chad Besenfelder from the I'On Company advised that the I'On Company is very busy and there are many homes currently under construction.

Chad Besenfelder invited the Board of Trustees to attend a luncheon at the Creek Club on November 3<sup>rd</sup> hosted by the I'On Company with special guest, Stephen Mouzon, author of The Original Green.

**Jefferson Canal Project**

The I'On Company is beginning to list lots to sell along the Jefferson Canal as development of that project continues. The Town of Mount Pleasant advised Chad Besenfelder that when the plat for this area was recorded that it included a small path owned by the Homeowners Association. Chad Besenfelder advised that it is necessary for this path to be deeded back to the I'On Company so that the remainder of the canal project can be developed. The I'On Company plans to put a common easement on this path. A new path has been designed to include an easement for pedestrian access and a linear park. The park will be deeded to the Homeowners Association upon completion of the project. Jody McAuley advised that the Board of Trustees will discuss this and report back to the I'On Company.

**Minutes**

Kershaw LeClercq moved to approve the September 23, 2010 minutes as presented. Jay Thompson seconded the motion. All in favor. Motion carried.

**AMCS Report**

AMCS representative reported the following account balances as of September 30, 2010:

**Operating Accounts**

Fidelity Operating	\$19,865.71	Money Market
RBC Centura Bank – Operating	\$92,645.28	NO CD

RBC CD#9416920717	\$30,000.00	12/06/2010	.3%
RBC CD#9416920709	\$40,000.00	10/31/2010	.55%
RBC CD#9416920725	\$40,000.00	12/21/2010	.3%

### Reserve Accounts

Harbor CD 2000343	\$33,536.67	1/24/2011	.995%
Harbor CD 2000354	\$33,454.08	5/13/2011	1.98%
Harbor CD 2000720	\$32,275.89	3/31/2011	1.88%
Harbor CD # 2000697	\$51,287.03	2/19/2011	2.00%
Harbor CD # 2000670	\$51,119.26	11/18/2010	1.98%
Tidelands CD # 1008023	\$251,328.98	10/30/2010	2.35%
Ameris CD # 9112945219	\$30,000.00	3/01/2011	1.42%
Ameris CD # 9114424944	\$35,000.00	12/01/2010	1.44%
Ameris CD # 9115103996	\$35,000.00	11/01/2010	1.44 %
Community First #0280005429	\$89,200.68	5/18/2012	2.23%
1 <sup>st</sup> National Bank CD	\$60,000.00	6/04/2011	1.90%
1 <sup>st</sup> National Bank CD	\$36,691.07	12/04/2011	2.10%
RBC Money Market	\$65,293.65		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on October 14, 2010 to the Board of Trustees. The AMCS representative asked the Board of Trustees if there were any questions regarding the reports. There were no questions from the Board of Trustees.

### Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren and Amy Sage. Dave Rosengren discuss the proposed landscape budget for 2011.

Kershaw LeClerc moved to approved the 2011 landscape budget as presented by the Landscape Committee. Jay Thompson seconded the motion. All in favor. Motion carried.

Dave Rosengren presented a proposal to improve the four corner quadrants of the areas bound by Rialto and Krier Lanes. This project will include adding pavers and reconfiguring the irrigation in that area.

Bill Settlemyer moved to approve the proposal for the Rialto and Krier Lane corners Project for the amount of \$4,340.00. Jay Thompson seconded the motion. All in favor. Motion carried.

Upon completion of this project, there will be approximately \$2,000.00 remaining in the Landscape Enhancement budget for 2010.

### Infrastructure Committee

Kershaw LeClerc reported the following from the Infrastructure Committee:

1. Kershaw LeClerc has met with Mike Russo regarding the Homeowners Association usage agreement for the Creek Club for 2011. The Homeowners Association will alternate Tuesday and Wednesday each month. The cost to the Homeowners Association will remain the same. The contract will not be amended to allow usage for multiple events on the same day.
2. Kershaw LeClerc is working with SCE&G to install a new streetlight on Montrose Road, and to replace a street light on Eastlake that was knocked down.
3. Kershaw LeClerc has given approval for all of the streetlights to be powerwashed.
4. Kershaw LeClerc that he would like to add tetherball to the soccer field and to the Scramble.

### **Right-Of-Way Strips**

The Board of Trustees agreed to notify all homeowners of their responsibility to plant, water and maintain the curb strip adjacent to their home. The Board of Trustees suggested that some homeowners may not realize that this is an areas that they are responsible for. Dave Rosengren will draft a letter identifying the homeowners responsibility for this area as defined in the I'On Code. Upon the Board of Trustees' approval of this letter at the November 18, 2010 Board of Trustees meeting, it will be included in the annual meeting packet to be mailed to all homeowners.

### **I'On Design Committee**

Jay Thompson advised that the I'On Design Committee is going well. The committee continues to meet monthly.

### **President's Report**

Jody McAuley encourages residents to get involved with the community by running for the Board of Trustees. He offered to speak with anyone who may have questions about serving on the Board of Trustees.

### **Trust Partnership**

Jody McAuley advised that there has been a positive response form the community regarding the Trust Partnership with the Homeowners Association. The Board of Trustees will vote on this partnership during the November 18, 2010 Board of Trustees meeting.

### **AMCS Office Space**

Jody McAuley asked AMCS to provide the name of the Real Estate Company who will be leasing the office space currently occupied by the I'On Company. The I'On Company will be vacating the offices at the end of November but the Board of Trustee would like to lease space so that AMCS can remain in the same location.

### **Sign Ordinance**

Bill Settlemyer advised that questions have come up regarding signs in the community and on Mathis Ferry Road. Jody McAuley advised that signage in I'On was addressed in an amendment to the Covenants and Restrictions in 2000. The amendment states that "For Sale" signs are the only signs allowed in the community. Political signs are an exception and are allowed prior to an election and must be removed the day after the election.

Bill Settlemyer advised that he will continue to research this issue and will continue the discussion with Town of Mount Pleasant regarding this issue.

### **Community Signs**

The Board of Trustees discussed a "No Trespassing" sign which has been installed near Westlake in the Amphitheater area. Some residents feel that the sign should not be in this location as the Amphitheater is a welcoming area of the community.

The Board of Trustees agreed that as long as the "No Trespassing" sign is at the water's edge indicating that it is meant for lake usage, then it should remain in its current location.

Jody McAuley reminded the Board of Trustees that they will be voting on the following issues at the November meeting:

1. Trust Partnership
2. Security Proposal
3. 2011 Budget

### **Meeting Adjourned.**

**Next meeting will be held on November 18, 2010.**



I'ON ASSEMBLY  
INCOME EXPENSE SUMMARY  
SEP 2010

	2010	SEP 2010	SEP 2010	10 ACT TO BUD	10 ACT TO BUD	SEP 2009	10 TO 09 ACT	10 TO 09 ACT	
	BUDGET	YTD BUDGET	ACTUALS	VARIANCE	% VARIANCE	ACTUALS	\$ VARIANCE	% VARIANCE	
<b>REVENUE</b>									
HOA fees	\$ 656,035	\$ 656,035	\$ 635,518	\$ (20,517)	A	-3.13%	\$ 638,899	\$ (3,380)	-0.53%
Interest & Late Fees	1,692	1,128	6,120	4,992		442.56%	4,571	1,549	33.88%
Other	0	-	11,522	11,522	B	100.00%	3,825	7,697	201.25%
<b>TOTAL REVENUE</b>	<b>657,727</b>	<b>657,163</b>	<b>653,161</b>	<b>(4,002)</b>		<b>-0.61%</b>	<b>647,295</b>	<b>5,866</b>	<b>0.91%</b>
<b>EXPENSES</b>									
Mgmt Fee	45,864	34,398	34,398	-		0.00%	34,398	-	0.00%
Legal, Audit & Tax	19,000	16,000	23,904	7,904	C	49.40%	11,643	12,261	105.31%
Neighborhood Watch	6,000	5,000	5,700	700		14.00%	3,700	2,000	54.05%
Supplies	4,000	2,600	4,551	1,951		75.02%	2,251	2,300	102.17%
Communications	5,000	-	245	245		100.00%	-	245	100.00%
Events	8,000	7,499	7,098	(401)		-5.35%	7,335	(237)	-3.23%
Creek Club & Dock Ren	15,756	11,817	7,670	(4,147)	D	-35.09%	10,439	(2,768)	-26.52%
Bad Debt	24,996	18,747	-	(18,747)	E	-100.00%	-	-	0.00%
Other	5,325	1,000	489	(511)		-51.10%	959	(470)	-49.03%
<b>Total Admin</b>	<b>133,941</b>	<b>97,061</b>	<b>84,055</b>	<b>(13,006)</b>		<b>-13.40%</b>	<b>70,724</b>	<b>13,331</b>	<b>18.85%</b>
Signs	500	400	1,115	715		178.67%	185	930	502.52%
Water & Sewage	10,268	7,838	16,608	8,770	F	111.89%	7,894	8,714	110.39%
Electric	52,596	39,447	36,966	(2,481)		-6.29%	34,712	2,255	6.49%
<b>Total Utilities</b>	<b>63,364</b>	<b>47,685</b>	<b>54,689</b>	<b>7,004</b>		<b>14.69%</b>	<b>42,791</b>	<b>11,898</b>	<b>27.81%</b>
Landscaping Contract	152,644	112,612	111,088	(1,524)		-1.35%	111,017	71	0.06%
Landscaping & Supplies	130,339	107,300	106,560	(740)		-0.69%	102,790	3,770	3.67%
Lake Maintenance	19,596	14,847	13,646	(1,201)		-8.09%	13,905	(259)	-1.86%
Repairs	20,498	15,353	5,077	(10,276)	G	-66.93%	13,816	(8,739)	-63.25%
Annual Playground Rep.	5,000	5,000	935	(4,065)	G	-81.30%	6,403	(5,468)	-85.40%
Annual Power washing	8,000	8,000	1,850	(6,150)	G	-76.88%	3,000	(1,150)	-38.33%
Irrigation Repairs	5,004	3,753	5,538	1,785		47.55%	1,822	3,715	203.87%
Pet Stations	4,000	4,000	9,232	5,232	H	130.80%	3,076	6,156	200.13%
Annual Walking Path Re	3,996	2,997	1,980	(1,017)		-33.93%	3,278	(1,298)	-39.60%
<b>Total Maint</b>	<b>349,077</b>	<b>273,862</b>	<b>255,905</b>	<b>(17,957)</b>		<b>-6.56%</b>	<b>259,107</b>	<b>(3,202)</b>	<b>-1.24%</b>
Insurance	11,000	11,000	11,569	569		5.17%	10,246	1,323	12.91%
Taxes	5,750	5,000	4,460	(540)		-10.80%	6,660	(2,200)	-33.03%
<b>Total Ins &amp; Tax</b>	<b>16,750</b>	<b>16,000</b>	<b>16,029</b>	<b>29</b>		<b>0.18%</b>	<b>16,906</b>	<b>(877)</b>	<b>-5.19%</b>
<b>TOTAL EXPENSES</b>	<b>563,132</b>	<b>434,608</b>	<b>410,678</b>	<b>(23,930)</b>		<b>-5.51%</b>	<b>389,528</b>	<b>21,150</b>	<b>5.43%</b>
<b>RESERVE</b>	<b>94,334</b>	<b>94,334</b>	<b>94,334</b>	<b>-</b>		<b>0.00%</b>	<b>100,000</b>	<b>(5,666)</b>	<b>-5.67%</b>
<b>NET INCOME (EXPEN</b>	<b>\$ 261</b>	<b>\$ 128,221</b>	<b>\$ 148,149</b>	<b>\$ 19,928</b>		<b>15.54%</b>	<b>\$ 157,767</b>	<b>\$ (9,618)</b>	<b>-6.10%</b>

A. Demand notices were sent, monies coming in.

B. Majority represents prepaid HOA fees for 2011.

C. Legal fees have increased due to increased collection efforts. Fees are billed to homeowner so once collected, legal fee expense is offset.

D. Billings are one month behind.  
debt is expensed)

F. Water expense increase due to leak which was repaired in March and community garden.

G. Under/over budget for the most part, due to timing.

H. Additional pet stations have been requested by residents, increasing # of bags bought as well.

## October 2010 Landscape Committee Report

- 1) **2011 Landscape Budget:** The 2011 landscape budget request is \$290,030 versus a 2010 budget of \$287,979 and 2010 actual spending projection of \$282,963. See attachment for details.
  
- 2) **Rialto/Krier Corners Project:** Current enhancement project spending status...

2010 Enhancement Project Budget	2010 FYTD Enhancement Project Spending	2010 Net Available
*\$27,000	*\$20,351	\$6,649

\* Includes Tree Trimming Project

The Landscape Committee's focus is to improve areas of the neighborhood that have been neglected over the years. One such area is the 4 corner quadrants of the neighborhood block bounded by Rialto and Krier. The project will install pavers on the each of the 4 corners, reconfigure the irrigation in each of the quadrants, relocate the irrigation main from Lot 5-191 onto common area property, and fill in the quadrants with Asiatic Jasmine. Total cost for the project is \$4,340. The Landscape Committee requests Assembly Board approval to proceed with the project.

- 3) **Right-of-Way Between Sidewalk and Curb/Pavement:** During the September meeting the poor condition of some of the right-of-way strips of land adjacent to lots was discussed. As a next step the Landscape Committee agreed to follow up with two items...
  - a. Determine the extent of the problem: Although this is very subjective, a first cut assessment identified 55 homes with a right-of-way curb strip that is in poor condition. To note there are numerous other right-of-way curb strips that are marginal, but deemed better than poor.
  - b. Consider options for improvement, specifically ground cover: Lawn-o-Green has provided a cost of \$990 to till, amend the soil and plant a 5 foot by 50 foot section with Asiatic Jasmine ground cover. Clearly some curb strips are smaller than this, but this estimate is intended to give an order of magnitude of the cost per home. However note that this would not resolve the issue of proper watering of the curb strip.

Potential next steps:

- a. Include a letter to all homeowners in the November budget mailing which outlines the I'On Code responsibilities for planting and maintaining this property.
- b. Send specific follow-up letters to the 55 homeowners with the poorest curb strips and ask them to make improvements according to the I'On Code. This would include follow-up with any homeowner who chose to ignore the request.
- c. Table the issue until a later time.

## President's Report – October

- I. Trust Partnership
- II. AMCS Office Space (Lease Agreement)
- III. 2011 Board Elections
  - a. New candidates for the 2011 – 2012 term
- IV. FHFA Proposal
- V. Neighborhood / Mount Pleasant Sign (business and political)