

**I'On Assembly
Board of Trustees Meeting Minutes
February 25, 2010**

Members Present Sheri Cooper, Jody McAuley, Deborah Bedell, Jay Thompson, Kershaw LeClercq, and Phyllis Sheffer
Members Absent Brady Anderson
AMCS Jane Gottshalk
Guests John Powers, Dave Rosengren, Amy Sage, Chad Besenfelder, Annie Bonk, and Lea Ann Adkins

Jody McAuley called the meeting to order.

Minutes

Deborah Bedell moved to accept the Board of Trustees minutes for January 27, 2010 as presented. Sheri Cooper seconded the motion. All in favor. Motion carried.

Landscape Report

The Board of Trustees reviewed the three tree maintenance proposals submitted by Dave Rosengren. The landscape committee made the recommendation to hire the Tree Clinic to begin the three year tree maintenance project.

Deborah Bedell moved to authorize the landscape committee to proceed with the tree maintenance project with a one year agreement with the option to renew at the end of one year. Jay Thompson seconded the motion. All in favor. Motion carried.

Dave Rosengren advised that there have been no more plant thefts from the common areas. The landscape committee asked Officer Davidson from the Mount Pleasant Police Department to speak to the landscapers in the neighborhood.

I'On Company Report

Chad Besenfelder from the I'On Company updated the Board of Trustees on the following items:

Some of the lot lines within the canal project are being changed. This will not change the total lot count.

Landscape groups are working on enhancement plans for Phase Nine.

The Town of Mount Pleasant has approved the infrastructure plans for Phase Nine and Ten. All necessary repairs have been made.

There are currently nine homes under construction and seven homes under I'On Design Committee review.

Chad Besenfelder advised that the I'On Company will be meeting with the Town of Mount Pleasant in March to submit the PD Amendment incorporating changes to the I'On Code. Jody McAuley asked that Mr. Besenfelder provide the Board of Trustees with a copy of the documentation that will be presented to the Town, so that it can be made available to the community.

AMCS Report

AMCS representative reported the following account balances as of January 31 2010:

Operating Accounts

RBC Centura Bank-Operating	\$306,676.35 No CD
Fidelity Operating	\$19,849.55 Money Market
Ameris CD#114514433	\$46,119.39 07/05/10 1.98%

Reserve Accounts

Harbor Bank CD #2000343	\$33,289.79 07/24/2010 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 2.00%
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	\$19,287.52

The AMCS representative stated that the Board of Trustees meeting packet was sent out on February 19, 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.

Infrastructure Committee

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

The Board of Trustees gave approval to replace the diffuser at the Saturday Road retention pond per the proposal from Estate Management for \$2,009.00.

John Powers reviewed Lawn-O-Green's proposal to add brick pavers to the street corner at the Ramble. John Powers recommended tabling the proposal and looking at other options.

John Powers recommended adding security cameras to the entrances to the community. The Board of Trustees agreed to have John Powers proceed with investigating the cost to have security cameras installed.

President's Report

The Board of Trustees reviewed the President's report prepared by Jody McAuley. Mr. McAuley discussed providing an onsite office for the AMCS property manager.

Deborah Bedell moved to allot \$2,000.00 for a computer and office furniture for the onsite manager's office. Phyllis Sheffer seconded the motion. All in favor. Motion carried.
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Jody McAuley advised that the Assembly Board of Trustees will need office and meeting space when the I'On Company vacates its current space in November. Kershaw LeClercq will head the committee to explore options for future office and meeting space. This will be discussed further at the March Board of Trustees meeting.

I'On Design Committee

Jay Thompson advised that he attended his first I'On Design Committee meeting with Chad Besenfelder.

Finance Committee

The Board of Trustees reviewed the financial information provided by Sheri Cooper.

Sheri Cooper advised that the preparation of the 2009 compilation is in progress.

Sheri Cooper advised that she is checking interest rates with the banks.

Sheri Cooper advised that she plans to move the \$20,000.00 that is currently in a Fidelity money market account to one of the local banks.

Sheri Cooper advised that the Homeowners Association received payment for a property that was recently taken to small claims court.

Deborah Bedell moved to approve the collections policy as follows:

- Payments of all homeowners annual assessments are due by February 28th each year.
- If the total annual fee is not received by February 28th, then the homeowners will be charged a late fee of 1.5% on any unpaid balances for each month's delay.
- If the total fee is not paid by June 30th (approximately 120 days after the due date), then the Assembly will file a lien on the homeowner's property. The homeowner will be responsible for all costs associated with the lien.
- Late payments will continue to accrue until the full amount of the annual assessment is paid in full.

Jay Thompson seconded the motion. All in favor. Motion carried.

Deborah Bedell moved to approve the policy and procedures for the transfer fee, reserve and cash and investments. Jay Thompson seconded the motion. All in favor. Motion carried.

Communications Report

Deborah Bedell advised that she met with Barbara Fry regarding the website. A message board is being set up on the website that will direct homeowners to the Assembly Board of Trustees.

The monthly newsletter has added an Assembly page. Deborah Bedell asked the Board of Trustees to consider topics for this page. Deborah Bedell advised that she will ask for communications committee volunteers in the upcoming newsletter.

External Relations

Phyllis Sheffer advised that she has been in contact with the Mount Pleasant Police Department regarding patrolling in I'On. Phyllis Sheffer advised that more communication between the Town of Mount Pleasant and the community would be beneficial.

The external relations and communications committees will work together to continue to keep communication between the Town of Mount Pleasant and the community open.

173 North Shelmore Boulevard

Deborah Bedell moved for the Board of Trustees to approve a refund to Laura Wingate totaling the overage paid in the Homeowners Association dues for 2007, 2008, and 2009. The first portion will be a credit for the 2010 dues. The remaining amount will be a check totaling \$1,665.00. The approval of this settlement is contingent on Laura Wingate's agreement to accept this settlement and to execute a release in favor of the I'On Assembly Board of Trustees and AMCS. Jay Thompson seconded the motion. All in favor. Motion carried.

Meeting Adjourned.

Next meeting will be on March 25, 2010.

Jay Thompson, Secretary

HOA ASSEMBLY
BALANCE SHEET
JAN 31, 2010

ASSETS

Operating Cash	\$	306,676
CD		46,119
Operating Money Market		19,850
Operating Assets		<u>372,645</u>
Transfer Fee		19,288
Reserve CD's		633,819
Total Assets		<u>\$ 1,025,751</u>

LIABILITIES & FUND BALANCE

Prepaid HOA	\$	-
Community Garden Deposits		1,500
Total Liabilities		<u>1,500</u>
Reserves		653,106
Fund Balance		
Prior years' income		70,962
2010 Net Income		300,182
Total Fund Balance		<u>371,145</u>
Total Liabilities & Fund Balance		<u>\$ 1,025,751</u>

February' 09 Infrastructure Update

Upcoming Projects proposed to begin after Board Meeting 2/25/10

- a. Proposal for Aqua Master Air Diffuser for Small Pond. This is to make the water cleaner, clearer, and odor free. Reduces Maintenance needs. The Diffuser systems are used in many ponds in the area. This one carries a 5 year warranty on the system and 1 year warranty for compressor and cooling fan. With installation the price is \$2009.00. The Board will be discussing the proposal at February Meeting.
- b. Proposal for Brick Header to be received from Lawn-O-Green to be placed at Ramble to improve aesthetics due to turning radius issues with cars causing repeated damage.
- c. Saturday Road pond bank erosion and erosion behind the soccer field recommended for Lawn-O-Green to begin soon. Quotes on file.

Ongoing Projects on Calendar/ To Do List

- d. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- e. Resurface alleys – develop a yearly schedule/calendarize for Board to review
- f. Street Lights Mapping and SC&G Updates
- g. Removal and additions of some parking spaces in neighborhood

President's Report

- I. 2010 Agenda
 - a. Relocate Jane Gottshalk to I'On
 - i. Discuss Onsite Office
 - ii. Discuss logistics
 1. AMCS contract?
 2. Computer Equipment and Furniture

- II. 2010 Goals and Objectives
 - a. Fortress Balance Sheet – Long term planning
 - b. IDC implementation
 - c. Accessory Dwelling Unit (ADU) Implementation
 - i. PD Amendment Process for I'On Code
 - d. Traffic / Parking Symposium
 - i. Committee (3)

- III. Goals and Objectives for 2010
 - a. Develop 3 Major Priorities for HOA
 - i. Parking
 - ii. IDC
 - iii. Creek Club
 - iv. I'On Club
 - v. School
 - vi. Church
 - vii. Community Service
 - viii. Safety
 - ix. Hurricane Preparedness
 - x. Neighborhood Communications

IDC February 2010 REPORT

IDC Report
February 2010

Update:

IDC

Jay Thompson was appointed the new IDC Chairperson for HOA during 2010. Jody McAuley will continue to remain involved to help with the ongoing transition.

The I'On Company has made the decision to maintain full control of the Architectural Review process for IDC. To help with this process The I'On Company has hired two former IDC architects to review plans. As a result, the committee formed last year to "shadow" the review process has been disassembled. The I'On Company elected to hire two consultants (architects) who formally worked with

The role of the HOA will change this year. Instead of working closely with The I'On Company to shadow the review process we will instead focus on putting proper back office procedures in place (computer, paperwork, phone calls, etc) This will insure that once The I'On Company is ready to hand over full control of IDC – we will be ready from an administrative perspective.

Keep in mind that The I'On Company has full control of architectural decisions in I'On until they decide to formally turn over the process or until they sell their last lot.

The I'On Company has asked Jay Thompson to join the IDC Committee. Jay will attend monthly meetings with The I'On Company and represent the interest of our neighborhood.

Items of Interest: The I'On Company has agreed to allow Jane Gottshalk to use one of their offices during 2010. This space will be free and will probably expire around November when their lease is up.

ADU's

The I'On Company will file a formal PD Amendment with the town of Mount Pleasant to update the I'On Code and proceed with the ADU approval for I'On. This process will give neighbors in I'On another opportunity to go before town council and voice their opposition.

I expect this process to start in March.

Technology

Technology – Barb Fry has been working very hard to update the technology portion of the I’On Web page for IDC. The I’On Company and the HOA will continue to work together to strengthen the back office / administrative responsibilities. We plan to complete this process in several phases over the coming year.

Questions?

Jody McAuley

Amenities Report

- 1) Creek Club. Mike Russo says their summer bookings are strong. He has a kitchen on site and has put new windows into the building. As we are approaching the time of heaviest usage at the Creek Club during Russo's first summer of ownership, we will need to monitor how their activity might affect the HOA through availability of the area and parking.
- 2) Community Garden. Steve Degnen met with several of the homeowners who complained about the garden at the last HOA meeting. He said the meeting was less than effective but may have served to clear some bad feelings. The garden has been installed and he is preparing packets to go out to the 30 families who have signed up for a plot.
- 3) Playgrounds. They all appear to be in good shape.
- 4) HOA meeting place. We will lose our current space in November when the I'On Company's lease runs out. We may be able to use the Church and the School for some events, but not on a regularly scheduled basis. We need to explore other options.

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