

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

Members Present Jody McAuley, Brady Anderson, Deborah Bedell, Jay Thompson, Kershaw LeClercq, and Phyllis Sheffer
Members Absent Sheri Cooper
AMCS Jane Gottshalk
Guests Ed Clem, Bruce Kinney, Barbara Fry, Dave Rosengren, Jane Vander Velde, Roger Walsh, Annie Bonk, Steve Degnen, Ben Rabin, Diana Rae, and John Powers

Jody McAuley called the meeting to order.

Homeowner Forum

Ben Rabin of 18 Grace Lane addressed the Board of Trustees regarding the boathouse. Ben Rabin advised that he is a member of the sailing team at Wando High School and is interested in starting a youth sailing program at I'On. Ben Rabin asked the Board of Trustees to consider putting a lock on the exterior boathouse door to deter vandalism. Jody McAuley advised that this is a good idea and will contact Ben Rabin to offer assistance and support in this project.

Steve Degnen of 26 Fairhope Drive thanked the Assembly for their support of the community garden. All thirty plots are filled. There will be a party at the garden on Friday, June 1st. The Garden Committee is in the process of completing the entrance structure to the garden.

Steve Degnen also advised that as a member of the Homeowners Association I'On Design Committee, he feels that some of the new homes in I'On are not following the I'On Code and Community Pattern. Mr. Degnen advised that the remainder of the homes built in I'On should be designed to the same standards as earlier homes. Mr. Degnen advised that all homes should be designed with respect to the environment and neighborhood patterns. Mr. Degnen presented to the Board of Trustees an I'On Homeowners Association/I'On Design Committee Resolution which he asked for the Assembly Board to support. Jody McAuley advised that the Board of Trustees supports continued building in I'On of the highest standards. Jody McAuley also advised that the I'On Company will be making a presentation at the Mid-Year Meeting on June 16th.

Jody McAuley advised that the Board of Trustees will give consideration to an Homeowners Association/I'On Design Committee Resolution.

Jane Vander Vele and Roger Walsh of 3 Perseverance Drive addressed the parking on Perseverance and Jane Jacobs. Recently, an RV was parked on Perseverance Drive. The Compliance Committee contacted the RV owner and asked that it be moved. Mr. Walsh thanked the Compliance Committee for their assistance in getting this vehicle moved from the street.

Diana Rae of 16 Edenton Road addressed the Board of Trustees regarding the Memorial Garden. She advised that the Memorial Garden area needs to be cleaned up and maintained. Jody McAuley advised that this is I'On Company property, but the Assembly Board of Trustees fully supports that it should be maintained.

Barbara Fry of 28 Mobile Street addressed the Board of Trustees regarding the Terms and Conditions Enforcement Policy opposition on the message board. Ms. Fry advised that as a member of the Communications Committee, she is in full support of the Terms and Conditions Policy that is in place. Ms. Fry advised that 200 households have agreed to the Terms and Conditions policy on the website.

Ed Clem of 167 East Shipyard addressed the Board of Trustees regarding his dissatisfaction with the process used by the Board of Trustees to endorse their support of ADU's. Mr. Clem advised that although he supports

ADU's he feels that the Board of Trustees's endorsement of ADU's should have taken place at an announced Board of Trustees meeting. Mr. Clem advised that he feels that the current Board of Trustees is committed to open communications, but that the wording in the by-laws is unclear regarding announced meetings. Jody McAuley advised that the Board of Trustees has been striving to improve the communication in the neighborhood, and that the Board of Trustees will look into changing the wording of the By-Laws for clarity.

Annie Bonk advised that she has had trouble signing on to the Homeowners Association mailbox. Deborah Bedell advised Annie Bonk that her messages have been received. Ms. Bonk asked the Board of Trustees if they support the Assembly pursuing the purchase of the I'On Club.

Jody McAuley advised that the topic of community meeting spaces is being researched.

Minutes

Deborah Bedell moved to approve the April 22, 2010 minutes as presented. Brady Anderson seconded the motion. All in favor. Motion carried.

I'On Company

Jody McAuley advised that he has asked the I'On Company to make a presentation at the Mid-Year meeting. Jody McAuley also advised that he has met with Steve Degnen to discuss the commitment for the Homeowners Association and I'On Design Committee to work to oversee the remainder of the building in I'On.

Jody McAuley advised that the Board of Trustees would like for the I'On Company to support the Homeowners Association/I'On Design Resolution.

Deborah Bedell moved that it is resolved that the Assembly Board strongly urges that the I'On Design Committee commits to the following:

- Continue to enforce the rules contained in the I'On Code and the community patterns for all new buildings, renovations, additions, ADU's, hardscape, and landscape.
- Ensure adherence to the community patterns that the I'On Code identifies as a primary requirement of our community.
- Continue a dedicated oversight and guidance as I'On completes its final stage of building out the community to 762 properties to assure the neighborhood vision is fulfilled.
- Reaffirm the I'On Design Committee's founding commitment to protect our property values.

Brady Anderson seconded the motion. All in favor. Motion carried.

Jay Thompson advised that he will submit a list of I'On Design Committee application guidelines for the June newsletter.

Jody McAuley asked for the Board of Trustees' support in exploring the option of hiring a consultant who works in the capacity of helping neighborhood communities' transition from developer run neighborhoods to Homeowners Association. The Board of Trustees supported this option.

AMCS Report

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

Operating Accounts

| | | |
|------------------------------|-------------|-----------------|
| Fidelity Operating | \$19,853.83 | Money Market |
| RBC Centura Bank – Operating | \$65,063.55 | NO CD |
| Ameris CD#114514433 | \$46,119.39 | 7/05/2010 1.98% |
| RBC CD#9416920637 | \$40,019.45 | 5/30/2010 .25% |

| | | | |
|-------------------|-------------|------------|------|
| RBC CD#9416920645 | \$40,000.00 | 5/31/2010 | .45% |
| RBC CD#9416920653 | \$40,000.00 | 6/30/2010 | .45% |
| RBC CD#9416920661 | \$40,000.00 | 7/31/2010 | .45% |
| RBC CD#9416920688 | \$30,000.00 | 8/30/2010 | .55% |
| RBC CD#9416920709 | \$40,000.00 | 10/31/2010 | .55% |
| RBC CD#9416920696 | \$40,000.00 | 9/30/2010 | .55% |

Reserve Accounts

| | | | |
|------------------------|--------------|------------|--------|
| Harbor CD 2000343 | \$33,289.79 | 7/24/2010 | 2.13% |
| Harbor CD 2000354 | \$33,069.04 | 5/11/2010 | 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% |
| First Reliance Bank | | | |
| CD # 3056653 | \$96,454.23 | 5/30/2010 | 2.49% |
| Ameris CD # 9111545672 | \$88,785.22 | 5/01/2010 | 1.98% |
| Ameris CD # 9112945219 | \$30,000.00 | 9/01/2010 | 1.44% |
| Ameris CD # 9114424944 | \$35,000.00 | 12/01/2010 | 1.44% |
| Ameris CD # 9115103996 | \$35,000.00 | 11/01/2010 | 1.44 % |
| RBC Money Market | \$27,019.64 | | |

The AMCS representative stated that the Board of Trustees meeting packet was sent out on May 21, 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.

Infrastructure Committee

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

John Powers presented a proposal from Liquid Video for the installation of security cameras in the neighborhood. The proposal provided pricing and specifications for security cameras at the three entrances as well as some of the common area locations. The Board of Trustees agreed to have John Powers proceed with obtaining bids from one or two other security companies.

Amenities Committee

Kershaw LeClercq asked the Board of Trustees if they support charging the I'On Club for the use of the I'On amenities. The Board of Trustees agreed that large groups reserving the soccer field must provide for traffic control during their event. Kershaw LeClercq will notify the groups that have already reserve the soccer fields of this rule, as well as the I'On Club. The Board of Trustees agreed to not charge the I'On Club for amenity usage. Kershaw LeClercq also suggested the possibility of adding a basketball goal at the amenity field.

Compliance Committee

The Board of Trustees reviewed the Compliance Committee report prepared by Brady Anderson. Brady Anderson advised that he has been in contact with owners of illegally parked vehicles.

Communications Committee

The Board of Trustees reviewed the Communications Committee report prepared by Deborah Bedell.

President's Report

The Board of Trustees reviewed the President's report prepared by Jody McAuley. The Board of Trustees discussed the idea of a Community Center in I'On. Jody McAuley advised that this will be a necessity in the near future. Jody McAuley will prepare an article for the June newsletter to make the community aware. The Board of Trustees discussed forming a committee to explore options that may be available for a community center.

Mid-Year Meeting

The mid-year meeting will be held at the Creek Club on June 16, 2010 at 7:00 PM. The Board of Trustees will meet in executive session at 5:30 PM at the Creek Club prior to the meeting. Jody McAuley asked each board member to give a short summary at the meeting of their committee's progress so far this year.

Meeting Adjourned.

Next meeting is the Mid-Year Meeting that is scheduled for June 16, 2010 at 7:00 PM at the Creek Club.

HOA ASSEMBLY
BALANCE SHEET
APR 2010

ASSETS

| | | |
|------------------------|----|----------------------------|
| Operating Cash | \$ | 65,064 |
| CD | | 316,139 |
| Operating Money Market | | 19,854 |
| Operating Assets | | <u>401,056</u> |
| Transfer Fee | | 27,020 |
| Reserve CD's | | 737,609 |
| Total Assets | | <u><u>\$ 1,165,685</u></u> |

LIABILITIES & FUND BALANCE

| | | |
|---|--|----------------------------|
| Prepaid HOA | | |
| Accounts Payable | | 20 |
| Community Garden Deposits | | 1,500 |
| Total Liabilities | | <u>1,520</u> |
| Reserves | | 764,629 |
| Fund Balance | | |
| Prior years' income | | 70,962 |
| 2010 Net Income | | 328,574 |
| Total Fund Balance | | <u>399,536</u> |
| Total Liabilities & Fund Balance | | <u><u>\$ 1,165,685</u></u> |

Landscape Committee Report – May 2010

Tree Pruning: The Tree Clinic has completed pruning most of the right-of-way live oaks along N. Shelmore. A few portions of the first phase of the project remain, like pruning the sycamores in Perseverance Park. The Year 1 portion of the pruning project should be completed in June.

West Lake Irrigation Pump: The West Lake irrigation pump has experienced mechanical problems. The pump has had difficulty maintaining prime and the pump seal needed to be replaced. The Landscape Committee is negotiating an agreement with LOG and HM Northcutt regarding a reasonable split between installation design/warranty repair and normal wear/tear repair.

LOG Update: LOG will be working 5 days per week for the remainder of the summer. The irrigation frequency and duration have been increased, which will result in a corresponding increase in the MPWW bills. In addition the summer color has been planted in the common areas; LOG has donated the summer color in the round-a-bout.

West Lake Live Oaks: Many of the live oaks planted along the west and east sides of West Lake are not developing robustly. The Tree Clinic has determined that the trees were planted too deeply and as a result the tree roots are girdling... growing around the tree rather than deep into the soil. The Landscape Committee will authorize The Tree Clinic to complete a root collar excavation (\$105 per tree) on several of the trees in an effort to improve growth.

May' 10 Infrastructure Update

- a. New Flag and Rope added to Flagpole; projected stabilization of Flagpole to be finished with concrete
- b. Plantation mix added to turning radius in Ramble Area
- c. Creek Club Signs added with Posts at Shelmore and Montrose/ also at Saturday Road and Shelmore
- d. Creek Trail between Hopetown and Robert Mills Circle Bridge Spindals replaced
- e. New Sign for Boat Launch ordered
- f. New Lock added to Creek Path at end of Hopetown – Cooking Pit
- g. Ongoing request for proposal for Security System using Cameras to be placed in I'On.
- h. Estate Management working on WestLake Aerator Lines
- i. Rookery Tower to be sanded and powerwashed due to vandalism (on the schedule)
- j. Alley behind 197 Shelmore Road potholes repaired with asphalt
- k. Ongoing - No response yet on Parking proposal presented to Town of Mt. Pleasant to remove some parking spaces due to safety issues.
- l. Joggling Street Fountain repaired;
- m. Will present first draft/pass proposals for Security Cameras at 5/26/10 Board Meeting (all exploratory at this time)

Ongoing Projects on Calendar/ To Do List

- n. Cracked Sidewalks/busted curbs (work with town for repairs – catalogue need)
- o. Resurface alleys – develop a yearly schedule/calendarize for Board to review

COMMUNICATIONS COMMITTEE REPORT—May 2010

This month, the Communications Committee met to discuss ways that the Assembly could provide support for the I'On business community, defined as merchants and businesses in the Square, entrepreneurs who live (and possibly work) in I'On, and possibly other local businesses within a radius of about a mile.

At this point we are discussing the option of running a page of small business-card sized ads from local businesses at the end of the monthly I'On newsletter, and are working through ways to implement the program. We'd hope to have something up and running by September or so. We are currently soliciting input from several members of the business community here in I'On for feedback and additional suggestions.

We have also discussed the idea of a "civic organization" page, which at the moment would include the school, the Russian Orthodox Church, and the Episcopal Church. (Other "civic" organizations could be added as they arise.)

The overall concept is that we want to integrate all aspects—residential, civic, and commercial--of the I'On Community by increasing awareness and a sense of relationship among all the community members.

President's Report –May 22, 2010

- I. ADU Ordinance and New I'On Club entrance passed at the May 11th Town Council Meeting.
- II. June Meeting (Mid Year)
 - a. To be held at the Creek Club
 - i. Each committee will present for up to 5 minutes
 - ii. Residents will have time for Q&A
- III. Insurance Follow Up
 - a. Playground sign have been ordered
 - b. Copies of any certificates where HOA is named as an insured need to be requested each January. (Creek Club, Montessori School, I'On Club)
- IV. Discuss funding and building Community Center for I'On
 - a. Campaign to build permanent structure