

**I'On Assembly
Board of Trustees Meeting Minutes
November 17, 2011**

Members Present	Kershaw LeClercq, Phyllis Sheffer, LaVon McNaughton, Ted Webb, Jay Thompson, and Sally Raver
Members Absent	Craig Wrenn
AMCS	Jane Gottshalk
Guests	Louise Rainis, Amy Sage, Cynthia Rosengren, Barbara Fry, Annie Bonk, David Wiliams, and Ed Clem

Kershaw LeClercq called the meeting to order.

Homeowner Forum

Annie Bonk advised that there is a root on the mailbox path between 37 and 35 Eastlake Road that needs to be removed.

David Williams, who represents I'On Biznet addressed the Board of Trustees to ask for their support of two upcoming events in I'On. First, the St. Patrick's Day celebration which will be held on Saturday, March 17th. He requested that N. Shelmore be closed from Sowell Street to Civitas Street from noon until 7:00 PM. The second event is the I'On Bike Race which will be held on April 21, 2012. The Town of Mount Pleasant requires the permit request to be made ninety days prior to the event. Approximately 150 bikers are expected to participate.

Sally Raver advised that a neighbor has requested that all signs at the I'On entrance be removed. Kershaw LeClercq asked AMCS to remove these signs.

Amy Sage advised that Steve Degnen is requesting the Homeowners Association to continue their support of the Community Garden in 2012 by paying for the water usage and having the trash picked up.

Amy Sage also advised that the Trust has planned a scavenger hunt for the kids that is currently scheduled for April 21, 2012, but could possibly be moved to April 22, 2012 due to the I'On Bike Race scheduled for that day.

I'On Trust

The Board of Trustees reviewed the I'On Trust report prepared by Anne Register and Louise Rainis. Ms. Rainis advised that the dedication of the flag pole at East Cooper Montessori School was held on Friday, November 11th. Ms. Rainis said that the program was very nice and educational for the students. The Air Force ROTC participated in the program.

Ms. Rainis advised that so far, there are 347 homes participating with the "Giving Lights of I'On". She thanked the Homeowners Association for their support in 2011.

Barbara Fry requested the Homeowners Association's support in purchasing extra luminaries to fill in areas where there are no homes. The Board of Trustees agreed to purchase twelve kits of luminaries for the Homeowners Association property in the neighborhood.

Minutes

Ted Webb moved to approve the October 27, 2011 Board of Trustees Meeting minutes and the November 8, 2011 and November 15, 2011 2012 Budget meeting minutes as presented. Jay Thompson seconded the motion. All in favor. Motion carried.

Kershaw LeClerc moved for the Homeowners Association to support the St. Patrick's Day Celebration on March 17, 2012 and the I'On Bike Race on April 21, 2012. Jay Thompson seconded the motion. All in favor. Motion carried.

AMCS Report

AMCS representative reported the following account balances as of October 31, 2011:

Operating Accounts

Fidelity Operating	\$89,918.17	Money Market
RBC Centura Bank – Operating	\$62,313.36	NO CD
Capital Bank	\$150,660.89	Money Market

Reserve Accounts

Harbor CD 2000343	\$33,855.22	1/24/2012	.80%
Harbor CD 2000354	\$34,054.88	5/13/2012	1.98%
Harbor CD 2000720	\$32,888.40	3/31/2012	1.30%
Harbor CD 2000697	\$52,312.60	2/19/2012	1.98%
Harbor CD 2000759	\$65,478.66	5/18/2012	1.44%
Flagstar Bank CD#9973	\$60,000.00	3/29/2012	1.05%
Harbor CD#3000280	\$30,136.42	9/29/2011	.90%
Ameris CD #9113497189	\$35,522.99	6/01/2012	1.63%
Ameris CD #9112945219	\$30,362.33	5/01/2011	1.42%
Ameris CD #9115103996	\$35,339.94	11/01/2011	1.44%
Community First #0280005429	\$90,450.77	05/18/2012	2.23%
1 st National Bank CD	\$61,139.97	06/04/2012	1.90%
1 st National Bank CD	\$37,075.39	12/04/2011	2.10%
RBC Money Market	\$134,960.60		
Harbor National Reserves	\$150,723.97		

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 Amy Sage. Amy Sage reported that the fall/winter plants are installed, and the winter irrigation schedule is in effect. Amy Sage advised that the Landscape Committee is requesting funds to complete two landscape projects in 2011.

Sally Raver moved for the Landscape Committee to proceed in 2011 with plans to enhance the sitting area in the I'On Square with stone pavers and re-sodding for \$3,500.00 and for vine mitigation along N. Shelmore and Mathis Ferry Road for \$3,000.00. Ted Webb seconded the motion. All in favor. Motion carried.

Infrastructure Committee Report

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. Bids are being obtained to replace five of the existing crosswalks.

The Board of Trustees discussed options for an area along Eastlake Road and Cistern Alley in Olde Park. This area is being used by both I'On and Olde Park residents to dump yard debris.

Sally Raver advised that she has asked the Landscape Committee for a recommendation. She has also asked for funds to be added to the 2012 budget for this project. Sally Raver suggested adding a notification in the newsletter requesting that residents put their trash out the night before trash pickup.

Sally Raver asked the Board of Trustees to review the Miller Dodson Replacement Reserve Report and recommended that the Board of Trustees define all areas that require budgeting for repair or replacement prior to the next report.

Sally Raver moved to continue to contribute \$100,000.00 per year to the Reserve Fund until a new reserve study is done. Ted Webb seconded the motion. All in favor. Motion carried.

President's Report

Kershaw LeClerc moved for the Homeowners Association to support the Community Garden in 2012 by funding the water usage and trash removal. Jay Thompson seconded the motion. All in favor. Motion carried.

Kershaw LeClerc moved for the Homeowners Association to continue to support the I'On Trust by contributing \$20,000.00 to the I'On Trust in 2012. LaVon McNaughton seconded the motion. All in favor. Motion carried.

Kershaw LeClerc advised that the Homeowners Association's attorney reviewed the Creek Club/Dock Rules submitted by Mike Russo. The attorney felt there were a number of issues associated with HOA enforcing rules for Creek Club and advised against the Homeowners Association supporting these rules. Kershaw LeClerc advised that any fee increase for dock usage or maintenance needs to be accounted for.

2012 Budget

Ed Clem from the Finance Committee presented the proposed 2012 budget. Mr. Clem highlighted the following points in preparing the budget:

The 2012 budget is based on fourteen additional lots closed in the past year.

The budget accommodates all committee requests.

There is a decrease in general legal fees and an increase in collection fees.

The water usage decreased in 2011 by \$10,000.00.

Mr. Clem advised that five of the past six years, the Assembly has taken in more money than was spent.

The proposed budget calls for a \$25.00 decrease in regime fees for 2012.

\$18,850.00 is anticipated in 2011 in surplus funds will be used to satisfy the revenue needs.

Kershaw LeClerc moved to approve the 2012 budget with regime fees at \$850.00 per year. Ted Webb seconded the motion. All in favor. Motion carried.

I'On Design Committee

Jay Thompson advised that the I'On Design Committee is slowly moving forward with the transition of administrative duties from I'On Company to the I'On Assembly. The builders have been made aware of the Homeowners Association future involvement with this process.

Treasurer Report

Ed Clem advised that it would be a good idea to request proposals from several other accounting firms to prepare I'On's future audits or compilations.

Communication Committee

The Board of Trustees reviewed the Communications Committee report prepared by LaVon McNaughton.

LaVon McNaughton moved that AMCS take over as sole Administrator of the I'On Community website under the direction of the Board of Trustees, using their technical expertise to enhance the website. Update details will be worked out by the Communications Committee. Ted Webb seconded the motion. Four were in favor and two were opposed (Kershaw LeClerc and Jay Thompson). Motion carried.

LaVon McNaughton advised that the Communications Committee will continue to work together on the website updates and enhancements. LaVon McNaughton advised that Barbara Fry will continue with all newsletter responsibilities and that Cynthia Rosengren will continue with her online directory responsibilities.

Barbara Fry expressed concern that the board did not understand the significance of their vote. She stated she would not be able to do her newsletter responsibilities without website access because it was needed to complete the posting and distribution of the newsletter, as well as the update of the private home page. She asked what was the meaning of the Motion and Kershaw responded the intent was to remove Cynthia and Barb from operation of the WEB site.

Cynthia Rosengren advised that she has been working on the website for the past nine years. The website was upgraded in 2010 under Barbara Fry's leadership. Based on an integrated volunteer effort, the website has e-mail addresses for over 85% of the community, so that's how many households receive newsletters. Yet, there seems to be a perception among the Board that the website is 'broken' and urgently needs to be fixed. Mrs. Rosengren advised that there is an advantage to having the website administration in the neighborhood, versus someone whose office is in NChas and manages 30+ other websites, to better keep up with what is going on in the community. She also advised that she and Barbara Fry have been co-managing the website in the past years, and that this year there has been confusion over the website management and decision-making with LaVon, resulting in actions and behaviors that were unprofessional and discourteous to two long tenured volunteers. She indicated that a workable plan for the website involving AMCS should have been developed at Committee level to share with the Board, rather than what just happened, but despite an effort to do so, the Committee was not given the opportunity to input.

LaVon McNaughton advised that the proposal for the website revitalization has been put on hold for now. Kershaw LeClerc thanked Barbara Fry and Cynthia Rosengren for all their work that they have done for the website and communications.

Compliance/External Relations

The Board of Trustees reviewed the Compliance Committee report prepared by Phyllis Sheffer. Phyllis Sheffer advised that Don Calabrese and Dan Eckert from the Mount Pleasant Police Department are regularly attending the neighborhood watch meetings. The newly formed Compliance Committee is in the process of looking at compliance issues in the neighborhood, including parking issues. Jay Thompson advised that Chad Besenfelder should be contacted regarding issues involving builders.

Tidewater Security

The Board of Trustees agreed not to sign Tidewater Security's late fee policy stating that a \$50.00 charge will be added to all past due accounts.

Meeting Adjourned.

Next meeting is the annual meeting scheduled for December 13, 2011.