

I'On Assembly
MIDYEAR MEETING
June 15, 2011 7 PM

- I) Call Meeting to Order**
- II) Introduction of Board of Directors and AMCS**
- III) Committee Reports**
 - a) President (Kershaw LeClerc)
 - b) Finance (Craig Wrenn)
 - c) Landscape (Dave Rosengren)
 - d) Infrastructure (John Powers/Sally Raver)
 - e) Amenities (Tedd Webb)
 - f) Communications (LaVon McNaughton)
 - g) Compliance Committee (Phyllis Sheffer)
 - h) I'On Design Committee (Jay Thompson)
 - i) External Relations (Phyllis Sheffer)
 - j) Neighborhood Watch Update
- IV) Developer Report (I'On Company)**
Phase 11 Presentation
- V) Trust Update (Anne Register)**
- VI) Upcoming Meetings**
 - a) Assembly Board Meeting July 28, 2011; at 6 pm I'On Realty Office
 - b) Annual Meeting 2011 TBA
- VII) Open Discussion**
- VIII) Adjournment**

**I'On Assembly
Mid-Year Meeting Minutes
June 16, 2010**

Members Present Jody McAuley, Brady Anderson, Deborah Bedell, Jay Thompson, Kershaw LeClercq, Sheri Cooper, and Phyllis Sheffer
AMCS Jane Gottshalk and Helen L. Postell Hutson

Jody McAuley called the meeting to order.

President's Report

Jody McAuley reported the following areas that the Board of Trustees is addressing in 2010:

- Improving communication in the neighborhood.
- Improving safety.
- Exploring options for a permanent community space.

Jody McAuley announced that the Town of Mount Pleasant recently passed the ADU Ordinance. Mr. McAuley discussed the benefits of ADU's to the I'On residents.

Finance Report

Sheri Cooper advised that collections has been harder in the past couple of years and that liens are being filed on the delinquent accounts for 2010. Some of the more delinquent accounts are being referred to small claims court. Ms. Cooper advised that the Board of Trustees will work with those owners who wish to set up a payment plan. Ms. Cooper advised that \$36,936.00 has been collected in transfer fees since last year.

Landscape Committee

Dave Rosengren advised that Lawn-O-Green is working in the community five days a week during the summer. Mr. Rosengren advised that the spring planting has been completed, and that the turf areas are looking better than ever due to Lawn-O-Green's turf management program. The major landscape project for 2010 is the tree maintenance program. The Tree Clinic has been contracted for a three year tree maintenance program to prune all of the common area and right-of-way trees. Dave Rosengren advised that Phase I of this project, pruning the common area trees and the trees along North Shelmore Boulevard is nearly complete. Phase II and III will include the completion of all of the right-of-way trees in the neighborhood.

Dave Rosengren advised that \$1,800.00 was spent on an irrigation leak at the Mathis Ferry Road round-a-bout.

Infrastructure/Amenities Committee

Kershaw LeClercq advised that:

- The Infrastructure Committee is exploring the option of purchasing security cameras at the I'On entrances and some of the common areas.
- The aeration pipes in Eastlake have been removed and hopefully will no longer be needed.
- The Infrastructure Committee is working with the Town of Mount Pleasant to remove some of the parking spaces in I'On.
- Options for a community center are being explored.
- The new Creek Club owners are pleased with the Homeowners Association's use of the facility.

Communications Committee

Deborah Bedell advised that the new website design has been completed with the help of Barbara Fry and Cynthia Rosengren. Deborah Bedell advised that the new website features bulletin boards and an Homeowners Association mailbox for posting questions or concerns that are referred directly to the Board of Trustees.

Deborah Bedell advised that the Communications Committee is working on ways that the Assembly can provide support for the I'On business community. She advised that the Communication Committee welcomes new volunteers.

Compliance Committee

Brady Anderson advised that the Compliance Committee strives to enforce the rules in I'On. An ongoing problem during the summer is boats and trailers parked on the streets.

Brady Anderson advised anyone who knows the identity of the owner of a boat or trailer parked on the street should contact AMCS. Any illegally parked vehicle should be reported to the police.

I'On Design Committee

Jay Thompson advised that he serves as the Homeowners Association member of the I'On Design Committee. Other members include Chad Besenfelder of the I'On Company as well as two hired architects.

Jay Thompson advised that homeowners need to submit plans to the I'On Design Committee for home additions as well as new construction. He encouraged homeowners to follow the I'On Design Committee rules when work is being done.

External Relations

Phyllis Sheffer advised that a safety meeting was held in April to address safety concerns in the community. She advised that there has been an increase of vandalism and advised the community to take a leadership role to help prevent future vandalism.

Phyllis Sheffer advised that there would be an advantage to having a "neighborhood watch," and encouraged residents to have the phone numbers for the police available to report crimes.

Developers Report

Vince Graham gave a presentation outlining the history of I'On since the beginning of its development in 1995.

Chad Besenfelder advised that seven hundred homes have been completed and there are seventy homes left to be built.

I'On Trust

Anne Register announced the plans for the Fourth of July celebration. Ms. Register thanked the Assembly for their funding of the Cooper River Bridge concert, the Memorial Day concert, and the upcoming Fourth of July celebration.

Conservation Corps

Cynthia Rosengren highlighted the 2010 projects which include:

- Walking/biking maps and I'On Trail enhancements.
- Home energy conservation education.
- Reducing waste and litter.

The Conservation Corps is looking for volunteers for an energy use study.

The Conservation Corps is also planning a neighborhood workshop in October 2010.

Cynthia Rosengren announced that number one through number seven plastics are now being accepted by Charleston County Recycling.

Community Gardens

Steve Degnen thanked everyone who helped create the community garden. Mr. Degnen advised that all thirty garden plots are filled. Mr. Degnen gave a special thanks to the I'On Assembly, the I'On Trust, and especially Martha Morgan, Lori Feehan, and Jane Vander Velde.

Jody McAuley thanked all committee members and encouraged homeowners to consider running for the Board of Trustees in December.

Meeting Adjourned.

Next meeting is the Board of Trustees Meeting that is scheduled for July 22, 2010 at 6:00 PM at the Upstairs Conference Room at the I'On Realty Office.

I'On Community Garden

June 2011 Update

Our I'On Community Garden is producing abundant flowers, vegetables, and most importantly...friendships. All 30 gardens are planted and when counting total households, there are 103 I'On neighbors involved in the 2011 garden. We're pleased that new members comprise almost half of our gardeners. This is an ideal turnover for gardening opportunities in a community garden.

The physical condition of the garden is in great shape. All maintenance and upgrades were completed before the season opened and the entrance gate was rebuilt to withstand energetic young soccer players & their fans. All improvements were funded from the gardener's application fees.

Our financial condition is also good with \$2,318.62 remaining in I'On Community Garden funds. Outside of the HOA providing water and trash pickup services, we continue to meet our objective of be self-sustaining through annual garden plot rental fees.

We just celebrated with a "Party in the Garden" as we hosted May's Fourth Friday for the second year in a row. In addition to giving us a chance to brag about our amazing gardening successes with friends and neighbors, it provides an opportunity to showcase the community garden and let I'On know about this wonderful neighborhood amenity.

We're always looking for ways to improve and this year we're focused on the following objectives:

- 1. Water Usage Conservation – Reduce our individual usage through more efficient watering practices combined with a more stringent monitoring system.*
- 2. Better Overall Garden Appearance – Improve weeding of our garden plots & walkways combined with timely harvesting of crops throughout the season.*
- 3. Sharing Our Surplus - As the harvesting increases, we're working on options to share this bounty with charitable organizations in the area.*

We'll be working on new development ideas for 2012 and welcome any suggestions from the HOA and our community.

On behalf of our gardeners, their families and all of our neighbors who share our produce, I would like to express our appreciation to the HOA for your continued encouragement & support.

Steve Degnen

I'On Community Garden coordinator

AMCS Contact Information

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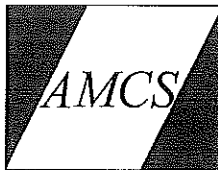
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Vice President of Homeowner Association Management

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*Please log on the community website and make sure we have your e-mail address on file so that you can receive community announcements regarding meetings, socials, community information.



Thank you for your business.

**DESCRIBE IN DETAIL NATURE OF
REQUEST / COMMENT / COMPLAINT / OBSERVATION
PLEASE WRITE LEGIBLY**

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Contact Information Update Form

Please complete this form to help keep our account information current and to help us keep you better informed of the events and activities happening in your community!

Name: _____

Spouse: _____

I'On Assembly Address: _____

Mailing Address (if different from above): _____

Street: _____

City: _____ State: _____ Zip: _____

Contact Phone Number: _____

E-Mail Address:(1) _____

E-Mail Address:(2) _____

☐ I do not have e-mail.

THANK YOU!



Please visit your Community Web Site at www.ioncommunity.com