

**I'On Assembly  
Board of Trustees Meeting Minutes  
October 25, 2012**

**Members Present** Deborah Bedell, LaVon McNaughton, Sally Raver, Jay Thompson Aryn Linenger, and Rob Wieboldt  
**AMCS** Leah Donaldson  
**Guests** Len Hanson, Ed Clem, Diana Rae, Dave Rosengren, Amy Sage, Annie Bonk, Gigi Chapman, Lea Ann Adkins, Josh Evans, and Melinda Wrenn

Deborah Bedell called the meeting to order and announced the meeting would be tape recorded.

Deborah Bedell acknowledged Mr. Ted Webb's services to the I'On community and expressed sympathy to Cynthia Webb. A lemon tree has been sent to Mrs. Webb by the Board of Trustees.

**Homeowner Forum**

Annie Bonk of 31 Eastlake presented a statement to the Board of Trustees. Her statement read:  
Last month, at the board meeting, I asked when the survey would be available for the property owners to review. You had concerns about privacy issues and needed to review the survey before you could release it. Since this is the survey by Joan Ustin that cost the HOA \$6650, the property owners are certainly entitled to see it. Have you resolved this issue of privacy and if so, when will the property owners have an opportunity to review it?

The Board of Trustees advised that the report cannot be released until the property management firm has been selected as the report may contain information relevant to the selection process.

Diana Rae of 16 Edenton Road raised concerns about portable basketball hoops in the community. The Board of Trustees reviewed the issues of aesthetics, safety, noise, and location. The Board of Trustees will review the rules. Suggestions were made to Ms. Rae to raise the issue at the annual meeting or post on the Homeowners Association mailbox to get a sense of community views on this issue.

**Minutes**

LaVon McNaughton moved to accept the September 27, 2012 Board of Trustees meeting minutes as submitted. Rob Wieboldt seconded the motion. All in favor. Motion carried.
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**Communications Committee**

The Board of Trustees reviewed the Communications Committee report prepared by Deborah Bedell. Deborah Bedell noted the need for new volunteers and the open position for newsletter editor.

**Landscape Committee**

The Board of Directors reviewed the Landscape Committee report prepared by Dave Rosengren. Dave Rosengren reviewed the proposed 2013 landscape budget and asked the Board of Trustees for comments/suggestions. The landscape contract was not put out to bid. Ed Clem noted that the Montessori School contribution will increase in 2013. Mr. Clem advised that there is a separate budget line for I'On Company handover, \$5,000.00 budgeted in 2012. Dave Rosengren advised that the Board of Trustees approved \$5,000.00 for Cistern Alley improvements, the dirt has been removed, there is still money left for enhancements (gravel or pavers). Sally Raver requested that the Landscape Committee show the proposals for additional repair work at the next Board of Trustees meeting. She also requested that Board of Trustees members review the area prior to the next Board of Trustees meeting.

### **Infrastructure Committee**

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. Dave Rosengren, on behalf of John Powers, reviewed the history of the crosswalk project and outlined the current proposal.

Sally Raver moved to proceed with the proposal to complete the crosswalks at N. Shelmore entrance (2 crosswalks), and N. Shelmore/Sowell Street (1 crosswalk) in 2012. They will plan for Eastlake and Sowell crosswalks in 2013 budget. Rob Wieboldt seconded the motion.

The Board of Trustees discussed the financial aspects of the project.

Ed Clem advised that the project cannot be funded from the reserve funds as I'On does not own the roads and the crosswalks were not originally covered by the reserve study.

Rob Wieboldt amended the motion and moved to approve all five projects at the cost of \$31,258.00 and the money would be allocated from the 2012 budget. Aryn Linenger seconded the motion. All in favor. Motion carried.

Dave Rosengren expressed concern that it might not be possible for the work to be completed by the end of the year. Deborah Bedell advised that payment can still come from 2012 budget once approved by Board of Trustees.

### **Treasurer/AMCS Report**

Deborah Bedell noted the Finance Committee, Ed Clem and Annie Bonk, were providing assistance with the Treasurer report due to the passing of Mr. Ted Webb.

The Board of Trustees reviewed the Treasurer report prepared by Ed Clem. Ed Clem reminded the Board of Trustees of the outstanding invoices (e.g. Creek Club) and transfer of \$100,000.00 to the capital reserve fund per the reserve study.

The AMCS representative reported the following account balances as of September 30, 2012:

Operating Account	\$341,959.00
Reserve Account	\$1,056,878.00
Total	\$1,398,837.00
Regime Fee Income	
Actual-September 2012	\$1,597.00
Actual Year-to-Date	\$632,985.00
Transfer Fee Income	
Actual-September 2012	\$6,903.00
Actual Year-to-Date	\$56,424.00
Total Budget Year-to-Date	\$51,037.00
Delinquent Money Collected	\$33,859.00
Net of Uncollected Regime Fees	\$43,774.00

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

The Board of Trustees reviewed the I'On Design Committee report prepared by Jay Thompson.

### **Fernandina Street Appeal**

This issue was tabled at the September meeting to allow the owner to re-submit plans to the I'On Design Committee. The owner has reviewed three alternate plans with the I'On Design Committee, no actual plans were submitted at the time of the Board of Trustees meeting.

Sally Raver moved to remove the appeal from the table. LaVon McNaughton seconded the motion. All in favor. Motion carried.

Rob Wieboldt moved to uphold the I'On Design Committee's decision to disapprove the plan. Aryn Linenger seconded the motion. All in favor. Motion carried.

Rob Wieboldt moved to allow the owner fifteen (15) calendar days to remove the screen porch, and that failure to do so would result in fines of \$50.00 per day. LaVon McNaughton seconded the motion. Five in favor and one abstained from vote. Motion carried.

AMCS was directed to send a letter to the owner via FedEx and e-mail.

### **I'On Trust**

The Board of Trustees reviewed the I'On Trust report prepared by Melinda Wrenn. Melinda Wrenn reviewed the upcoming events and noted e-mails will be sent if the events need to be cancelled due to weather.

### **Amenities Committee**

LaVon McNaughton noted they are still waiting for the liability waiver from some members of the Suarez Soccer Club. Club members who do not submit forms will be unable to use the soccer field.

### **External Relations Committee**

Aryn Linenger advised he is now working with Signal 88 on the security issues.

Aryn Linenger will work towards getting the traffic circle located on North Shelmore entrance outside the main entrance to I'On repaired. The Town of Mount Pleasant has failed to respond to this issue since it was first reported in July.

### **Leadership Development Committee**

The committee is organizing a happy hour at O'Brion's for prospective board members. The Board of Trustees discussed providing food and beverages. The date has been set for November 7<sup>th</sup> from 5:00 PM to 7:00 PM and a notice will be put in the newsletter.

### **Parliamentarian and Governance Committee**

The Board of Trustees reviewed the Parliamentarian and Governance Committee report prepared by Rob Wieboldt. All the Board of Trustees have signed the conflict of interest policy.

### **Compliance Committee**

The Board of Trustees reviewed the Compliance Committee report prepared by Rob Wieboldt.

### **Boats/Trailers**

There is no town rule against parking boats/trailers on town roads. Rob Wieboldt has been posting notices on illegally parked boat/trailers warning of fines if not moved and has found this to be successful. He is reviewing additional actions the Homeowners Association can take.

### **Ponsbury Violation Appeal**

This issue was tabled in the September meeting to allow for more research.

Rob Wieboldt moved to deny the appeal and affirm the previous citation and uphold the penalty for a boat in the driveway. Sally Raver seconded the motion. All in favor. Motion carried.

A letter will be sent to the owners giving them ten calendar days to move the boat or fines will be assessed to their account.

The Town of Mount Pleasant will be notified when the state approved signs are posted in I'On so they can ticket those violating parking rules.

### **Property Maintenance**

Rob Wieboldt suggested that more language is needed to clarify the rule outlining required maintenance of empty lots and where construction is occurring. He will review the by-laws and make a proposal for the Board's consideration.

Rob Wieboldt questioned the process of weekly inspections and issuing violations. AMCS will now send a weekly report to Rob Wieboldt for review/suggestions.

The Board of Trustees discussed the issue of owners removing trees with regards to I'On rules and Town of Mount Pleasant rules. Deborah Bedell suggested sending a letter to all homeowners reminding them they must obtain I'On Design Committee approval letters to remove trees and that they are responsible if their contractors do not comply with I'On rules. Also, she suggested putting a friendly reminder letter in the welcome baskets.

### **President's Report**

The Board of Trustees reviewed the President's report prepared by Deborah Bedell.

### **Merchant Sign**

The Board of Trustees reviewed the sketches and estimates submitted by Gigi Chapman for a sign advertising merchants in I'On to be installed at the main entrance (N Shelmore). Sally Raver recommended working with the Merchants Association and funding a portion of the project.

Rob Wieboldt moved to allocate \$2,000.00 for the project. Sally Raver seconded the motion. All in favor. Motion carried.

LaVon McNaughton amended the motion and moved to allocate \$2,000.00 provided at least five merchants purchase/post signs and all signs match (size, color, and font). Sally Raver seconded the motion. All in favor. Motion carried.

### **Creek Club**

The Assembly's committee is continuing discussion with the Creek Club regarding fees.

A meeting was held with Assembly representatives, police, and a Creek Club representative to review parking issues. The Creek Club will place traffic cones to alleviate illegal parking and provide golf carts as transport to/from offsite parking for events of any size.

A letter was sent to Saturday Road residents via e-mail and will be hand delivered explaining the role of the police during the Creek Club events and how to address parking issues and other problems. Mike Russo's cell phone number was given for residents to report issues.

### **I'On Company Meeting**

There was discussion of projected January 1, 2013 handover of the I'On Design Committee to the Homeowners Association including the amount needed to be budgeted in 2013. The meeting house construction is expected to begin December 1, 2012. The I'On Group will suggest a leasing option to the Assembly.

### **Phase 11**

The plans for the Assembly Hall near the I'On Club were discussed.

### **Property Management Task Force**

Five proposals were received. The Task Force is arranging onsite visits and interviews. Deborah Bedell noted the high level of assistance provided by Joan Ustin, Board Consultant, in creating the request for proposal, reviewing the proposals, and preparing interview materials.

Sally Raver moved to retroactively ratify payment of \$1,500.00 to Joan Ustin for work on the request for proposal process. Rob Wieboldt seconded the motion. All in favor. Motion carried.

Rob Wieboldt moved to retain Joan Ustin's services to assist with the interview evaluation process up to twelve hours. Sally Raver seconded the motion. All in favor. Motion carried.

### **Security**

Deborah Bedell discussed concerns with the level of service/communication with Signal 88. The Board of Trustees discussed the cost value of security and neighborhood concerns. Deborah Bedell suggested discussing at the annual meeting to get a sense of what the community wants in security.

### **Open Board Position**

Rob Wieboldt moved to not fill the open Treasurer position the remainder of the term. LaVon McNaughton seconded the motion. All in favor. Motion carried.

**Meeting Adjourned.**

**Next monthly meeting is scheduled for November 29, 2012.**