

**I'On Assembly  
Board of Trustees Meeting Minutes  
November 29, 2012**

**Members Present** Deborah Bedell, LaVon McNaughton, Sally Raver, Jay Thompson, Aryn Linenger, and Rob Wieboldt

**AMCS** Leah Donaldson and Helen L. Postell Hutson

**Guests** Ed Clem, Dave Rosengren, Amy Sage, Annie Thompson, Vanessa Hinson, Lorcan Lucey, and Officer Ashley Smith

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

**Homeowner Forum**

Vanessa Hinson of 35 Perseverance Street raised concern regarding speeding in the I'On Community, specifically on N. Shelmore Boulevard by the church and construction vehicles on Perseverance Street.

The Board of Trustees and John Powers discussed speed bumps, crosswalks, and "Children At Play" as well as Town of Mt Pleasant rules/regulations.

Deborah Bedell noted an upcoming Guild Meeting (for builders/contractors working in I'On) where the speed of construction vehicles would be discussed.

Ms. Hinson also noted concern regarding the maintenance of bank owned properties, specifically on North Shelmore Boulevard. Deborah Bedell noted that the house of concern was recently sold in a tax sale and AMCS will follow up with I'On's attorney to get the status.

Officer Ashley Smith from the Mount Pleasant Police Department advised that she is now covering the I'On Community, and came to the meeting to introduce herself and to hear concerns. Issues noted to Officer Smith were: early morning traffic on Sowell Street, speeding on Jake's Lane, alley behind the Community Garden being used as a "hang out" spot for teenagers, Stop Sign at Jane Jacobs and Perseverance being ignored. Officer Smith stated she would look into the issues. She also stated that the police cannot enforce speed limits under 25 mph.

**Minutes**

LaVon McNaughton moved to accept the October 25, 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. AMCS will investigate termination of AtHomeNet (website) contract to see if there are fees/penalties.

Julie Hussey is the new editor of the I'On Newsletter, she will begin in January 2013.

### **Landscape Committee**

The Board of Directors reviewed the Landscape Committee report prepared by Dave Rosengren. The Board of Trustees confirmed acceptance of 2013 Budget amounts for the Landscape Budget.

### **Eastlake Road/Cistern Alley Project**

The Board of Trustees had requested at October Board of Trustees meeting that the Landscape Committee make recommendations for improvement of this area. The Landscape Committee recommended adding a thick layer of mulch to address dirt/mud issues.

Rob Wieboldt moved to approve the installation of mulch on Eastlake Road/Cistern Alley. Sally Raver seconded the motion. All in favor. Motion carried.

### **Infrastructure Committee**

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

### **Canal Issue**

John Powers and Dave Rosengren reviewed proposals submitted by Estate Management to address complaints of the unsightly water in canals. They recommend the installation of diffusers and carp.

Sally Raver moved to approve to stocking carp at the cost of \$1,825.00. LaVon McNaughton seconded the motion. All in favor. Motion carried.

The Board of Trustees discusses the noise issues associated with diffusers.

Rob Wieboldt moved to approve the installation of up to two diffusers. LaVon McNaughton seconded the motion.

Sally Raver amended the motion to approve the diffusers provided that John Powers provide the Board of Trustees with the following information: 1. number of diffusers, 2. total cost, and 3. noise level. Rob Wieboldt seconded the motion. All in favor. Motion carried.

### **Entrance Holiday Lights**

John Powers has purchased the holiday lights for the Live Oak Tree (at North Shelmore entrance). The Board of Trustees discusses the cost of installation and the I'On Square Association participation.

Rob Wieboldt moved to install the lights on the Live Oak Tree by the North Shelmore entrance. Sally Raver seconded the motion.

LaVon McNaughton amended the motion to approve John Powers getting estimate to decorate a smaller tree in the Square. Aryn Linenger seconded the motion. All in favor. Motion carried.

### **Crosswalks**

The Board of Trustees reviewed the Earthsource bid submitted by John Powers.

Rob Wieboldt moved to authorize \$5350 to retain Earthsource to complete the first three phases of the proposal – surveying, civil engineering, and permitting. The \$5,350.00 will be part of the \$31,258.00 approved at the October Meeting for the crosswalks. Aryn Linenger seconded the motion. All in favor. Motion carried.

### **Perseverance Street Violation**

The violation was issued for the portable basketball hoop located in the street. The owner contested defining streets as “Commons” as they are owned by Town of Mt Pleasant, not the Homeowners Association. The owner also noted there is a lack of recreation space for older children, and suggested a community basketball court.

Rob Wieboldt moved to deny the appeal and give owner ten days to move basketball goal from the street. LaVon McNaughton seconded the motion. All in favor. Motion carried.

The Board of Trustees noted that I’On attorney advised that the I’On Assembly could ask for basketball goals to be moved from the street and other owners have been asked to do so. The Board of Trustees noted that research is currently being done on the installation of a community basketball court. The owner stated hoop would be moved.

### **N Shelmore Violation**

The owner failed to complete the landscaping and construction work on a new home within specified time period. The Board of Trustees also needs to review the two appeals the owner submitted in response to the violation letters.

Rob Wieboldt moved to deny the appeal received on November 12, 2012 in response to violation letter dated October 31, 2012 since it was not filed within the required 10 calendar days. Aryn Linenger seconded the motion. Five were in favor and one abstained from vote. Motion carried.

Rob Wieboldt moved to deny second appeal filed on November 19, 2012 in response to violation issued on November 14, 2012 due to lack of appropriate appeal within required 10 calendar days. LaVon McNaughton seconded the motion. Five were opposed and one abstained from vote. Motion denied.

The Board of Trustees reviewed the e-mail received on November 19, 2012 and determined that it would be deemed an appropriate appeal.

The Board of Trustees reviewed the violation issued on November 14, 2012 citing the owner for failure to complete all the landscaping and construction work within a thirty day time period.

The owner stated that the landscape work is in fact complete as per I’On Design Committee landscape application. The work on the sidewalk to house was delayed due to the need to import construction materials. He contested that this is an issue for the I’On Design Committee and not the I’On Assembly. The Board of Trustees advised that the owner was cited for “Failure to Maintain” which is an issue for the I’On Assembly and the work on the courtyard and sidewalk, which are visible from the street, is not complete.

Rob Wieboldt moved to deny the appeal due to lack of compliance with the violation within specified time period. LaVon McNaughton seconded the motion. Four were in favor and two abstained from vote. Motion carried. Aryn Linenger was out of the room for the vote, he later gave his approval via e-mail.

### **Treasurer/AMCS Report**

The Board of Trustees reviewed the Treasurer report prepared by Ed Clem. Mr Clem highlighted sections of proposed the 2013 budget. Sally Raver suggested requiring the Creek Club to submit the documentation of Reserve Fund created for the repairs to the docks.

The AMCS representative reported the following account balances as of October 31, 2012:

Operating Account	\$297,447.00
Reserve Account	\$1,064,249.00
Total	\$1,361,696.00
Regime Fee Income	
Actual-October 2012	\$1,104.00
Actual Year-to-Date	\$634,089.00
Transfer Fee Income	
Actual-October 2012	\$6,595.00
Actual Year-to-Date	\$63,019.00
Total Budget Year-to-Date	\$69,646.00
Delinquent Money Collected	\$34,740.00
Net of Uncollected Regime Fees	\$41,551.00

LaVon McNaughton moved to accept the proposed 2013 Budget. Aryn Linenger seconded the motion. Four were in favor and one abstained from vote. Motion carried.

Sally Raver moved to have difference the between the final Transfer fee and \$100,000.00 moved to the Reserve Fund. Rob Wieboldt seconded the motion. All in favor. Motion carried.

LaVon McNaughton moved to allow Ed Clem to revamp the balance sheet. Aryn Linenger seconded the motion. All in favor. Motion carried.

Sally Raver cautioned the Board of Trustees to be mindful of what monies are placed into the Replacement Reserves as it is a restrictive account and that the Board of Trustees should vote on where to put the surplus funds.

Deborah Bedell submitted four previous expense reimbursements and one new reimbursement for Board of Trustee review.

Rob Wieboldt motioned to ratify past reimbursements and approve the current reimbursement as submitted by Deborah Bedell. LaVon McNaughton seconded the motion. All in favor. Motion carried.

Aryn Linenger was out of the room for vote, he gave approval via e-mail.

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

There is no report at this time.

### **I'On Trust**

The Board of Trustees reviewed the I'On Trust report prepared by the I'On Trust. Amy Sage noted that the Luminary Lights will be lit 5.00 PM on Sunday and thanked the community for their participation.

LaVon McNaughton moved to approve \$489.50 for Trust-related gift. Aryn Linenger seconded the motion. All in favor. Motion carried.

### **Amenities Committee**

LaVon McNaughton noted following issues: the I'On Club swim team participants have been using the Eastlake Soccer Field after practice which is an unauthorized use the I'On Club was notified and asked to remind participants to leave neighborhood after practice. There has been reports of teens using the alleyway that runs behind the athletic field as a "hang out" area and they are reportedly drinking. The area will be added to the security patrol route.

The I'On Club was asked to remind the Suarez Soccer participants to use I'On Club restrooms rather than the area between Community Garden and neighbor's wall.

### **External Relations Committee**

The Board of Trustees reviewed the security patrol schedule for 2013 with the respect to enhanced patrols for when school is not in session.

### **Parliamentarian Committee**

There is no report at this time.

### **Compliance Committee**

The Board of Trustees reviewed report submitted by Rob Wieboldt. There was a discussion on the proposed rule to eliminate the "grandfather" status on boats allowed in driveways per developer agreements, etc. There was a discussion on a clearer definition of property maintenance and clarification on the antenna/satellite dish rule.

### **President's Report**

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

### **159 Civitas Street Office Lease**

Rob Wieboldt moved to renew lease for one year. LaVon McNaughton seconded the motion. All in favor. Motion carried.

### **No Soliciting Rule**

The Board of Trustees discussed issue of solicitors in the community.

### **Parking**

Tickets are now being issued for illegally parked cars. The area by mailboxes in The Square will be reviewed.

### **228 Ponsbury**

The I'On attorneys will be instructed to write a letter of intent for the sale of the property.

### **Litigation**

Rob Wieboldt moved to allow Deborah Bedell to continue the negotiation process provided that nothing will be signed without Board of Trustees approval. Aryn Linenger seconded the motion. All in favor. Motion carried.

### **Leadership Committee**

The candidates for open Board of Trustees Seats were obtained from O'Brion's Social Hour and frequent email blasts. This year there are five candidates for four seats and a reserve list of people who are interested in volunteering in the future.

### **Property Management Task Force**

Rob Wieboldt moved to accept the Task Force's recommendation of Southern Community Services as the property management firm for the I'On Community, starting on January 1, 2013 and continue contract negotiations. Aryn Linenger seconded the motion. All in favor. Motion carried.

### **December Meeting**

The Board of Trustee members are needed to help with set-up for Annual Meeting and are asked to arrive early. There was a discussion of an organizational meeting in December for new members, all current members were asked to attend to explain their role on the Board of Trustees.

### **Meeting Adjourned.**