

**I'On Assembly  
Board of Trustees Meeting Minutes  
February 23, 2012**

**Members Present** Deborah Bedell, Aryn Linenger, LaVon McNaughton, Craig Wrenn, Ted Webb, and Sally Raver  
**Members Absent** Jay Thompson  
**AMCS** Jane Gottshalk and Helen L. Postell Hutson  
**Guests** Ed Clem, Chad Besenfelder, Dave Rosengren, Jane Vander Velde, John Powers, and Tom Graham

Deborah Bedell called the meeting to order.

**Homeowner Forum**

Ed Clem said that he considers security in the community to be an important issue, and he cautioned the Board of Trustees that the hiring of a new security company is an important decision. He feels that the security company, that services Brickyard and Park West would best serve I'On, as these are comparable neighborhoods to I'On.

Tom Graham advised that he was present to answer any questions that might come up during the I'On Company report.

**Minutes**

Ted Webb moved to accept the January 26, 2012 Board of Trustees meeting minutes as submitted. Sally Raver seconded the motion. All in favor. Motion carried.
--

Deborah Bedell advised that it is her desire to post the minutes within two weeks of the meeting after the Board of Directors has approved them via e-mail.

**I'On Trust Report**

Jane Vander Velde presented the I'On Trust Report.

**I'On Company Report**

Chad Besenfelder advised that the I'On Company is proposing to rezone the civic lot on Hopetown Road to have two residential lots, each being around ¼ acre. This rezoning would require a PD amendment, which the I'On Company is ready to present to the Town of Mount Pleasant. The I'On Company is asking for the support of the Board of Trustees before going to the Town of Mount Pleasant. Chad Besenfelder advised that as the developer, the I'On Company will be proactive by notifying the homeowners adjacent to this lot. He will draft an announcement for the Board of Trustees to approve which will be mailed to the surrounding homeowners and posted on the website.

The I'On Company plans to attach to this PD Amendment a request that a small area behind the tennis courts be rezoned for parking at the request of a resident.

**Phase 11**

The I'On Company is preparing to present a Phase 11 plan at the March Board of Trustees meeting. Chad Besenfelder suggested that the Board of Trustees put together a small committee of homeowners to work with the I'On Company on the Phase 11 plans.

Chad Besenfelder advised that work hours have been established for the Guild as well as all contractors working in I'On. New contracts reflecting these hours will go out to all Guild members in March. These hours should also be included in all I'On Design Committee approval letters.

All contractors in I'On are subject to the same parking rules as the residents. Deborah Bedell asked if there are any restrictions imposed on the Creek Club as a civic lot. Chad Besenfelder advised that the Creek Club is used for civic events, weddings, etc., but its use is not monitored by the Town of Mount Pleasant.

Sally Raver advised that the turn radius at the alley behind McDaniel Lane needs attention. Chad Besenfelder advised that the I'On Company will make a temporary repair, and a permanent solution will be addressed during the development of Phase 11.

### **Meeting House**

Chad Besenfelder presented plans for a church that will go on the empty lot in the I'On Square. This building will also serve as a meeting house that can be used by the Assembly. The building will be 1,250 square feet, and will be built in phases. Construction could begin as early as Easter.

Chad Besenfelder advised that construction is going well at the new entrance into I'On. This should be completed in 2 ½ weeks.

Chad Besenfelder advised that the I'On Company was approached by a company to provide an antenna which would enhance cell reception. The antenna would be 80 feet tall and would be located in an area behind the tennis courts. The I'On Company has worked the utility easement so it will be a minimal area.

### **Infrastructure Report**

John Powers discussed the project to replace some of the crosswalks. Although funds have been set aside for this project, the Town of Mount Pleasant requires an encroachment permit and survey to be done by an engineer. The engineer proposal from Thomas and Hutton was \$11,000.00. John Powers asked the Board of Trustees to consider whether or not to go forward with this project.

Sally Raver moved for the Infrastructure Committee to continue to gather information and to report back to the Board of Trustees. Aryn Linenger seconded the motion. All in favor. Motion carried.

John Powers will come back to the Board of Trustees with a menu of options.

John Powers advised that the residents on Mobile Street have requested the addition of a streetlight. The cost of boring is \$1,223.25. There is a streetlight on Edenton located very close to a resident's home that has never been lit. The I'On Company has agreed to move this streetlight to the Mobile location if necessary.

Sally Raver moved to approve \$1,223.25 for boring and to add a streetlight at Mobile Street. Ted Webb seconded the motion. All in favor. Motion carried.

John Powers will come back to the Board of Trustees with a decision to either move the streetlight on Edenton or purchase a new one.

### **Parking**

John Powers reported that Brad Morrison, head of transportation for the Town of Mount Pleasant, has agreed to all of the parking space changes that were proposed by the I'On Assembly. There is not yet a schedule for repainting the existing parking spots. Once the schedule is received, all residents will be notified in advance. Police will ticket illegally parked cars if they receive a call from an I'On resident.

### **Turnover Walk Through**

The Turnover Committee did a walk through of Phases 7, 9, and 10, which the I'On Company is ready to deed to the Assembly. The Homeowners Association made recommendations, the I'On Company will report back on work that they plan to complete prior to the turnover. The canals are not being considered as part of the

turnover at this time. The Assembly has asked the I'On Company to have an engineer inspect the canals before they are turned over.

### AMCS Report

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

#### Operating Accounts

Fidelity Operating	\$39,924.71	Money Market
RBC Centura Bank – Operating	\$289,528.43	NO CD
Capital Bank	\$150,860.24	Money Market

#### Reserve Accounts

Harbor CD 2000343	\$33,992.03	7/24/2012	.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	\$65,428.35	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	\$35,958.39	6/01/2012	1.63%
Ameris CD #9112945219	\$30,639.49	5/01/2011	1.42%
Ameris CD #9115103996	\$35,950.72	11/01/2011	1.44%
Community First #0280005429	\$90,482.93	5/18/2012	2.23%
1 <sup>st</sup> National Bank CD	\$61,485.86	6/04/2012	1.90%
1 <sup>st</sup> National Bank CD	\$37,881.18	6/04/2013	2.10%
RBC Money Market	\$245,217.83		
Harbor National Reserves	\$150,727.69		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on February 21, 2012 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.

### President's Report

#### Security Services

The Board of Trustees reviewed Deborah Bedell's comparison of the three security services that she contacted. All three companies will do unarmed patrols in the neighborhood. The Board of Trustees discussed the advantages and disadvantages of purchasing a golf cart for the security company to use. A golf cart could benefit the community as it could be used by the security company as well as the Trust; however, owning a golf cart would also create liability issues.

Aryn Linenger moved for Deborah Bedell to go back to Signal 88 and Securitas to request more information. Ted Webb seconded the motion. All in favor. Motion carried.

Ted Webb amended the motion to request that Deborah Bedell go back to all three security companies to request more information. Aryn Linenger seconded the motion. All in favor to pass the motion as amended. Motion carried.

Aryn Linenger advised that he has talked with the Community Manager for Olde Park regarding sharing the cost of a security company with I'On. The Olde Park manager will present this request to the Olde Park Board of Directors. Aryn Linenger advised that he has spoken with Officer Calabrese regarding security and was told that off duty officer patrol is no longer a possibility.

### **Athletic Field Usage**

The Board of Trustees discussed two organizations that are using the soccer field as well as other groups using the field on a regular basis.

The Suarez Soccer Club has been asked to submit a certificate of liability insurance, until this is done, their reservations will not be honored. The field is currently in poor condition due to excessive use.

Ted Webb moved to empower LaVon McNaughton to go back to the homeowner responsible for the Wando High School Rugby team reservations to request an insurance certificate, to ask coaches and parents to be more aware of parking issues, and to allow the Wando Ruby Team to continue to use the field through the end of the year. Sally Raver seconded the motion. All in favor. Motion carried.

Deborah Bedell asked AMCS to obtain a price for a sign at the athletic field stating that it is private property, and reservations are required.

### **Annual Meeting Proxy**

The Board of Trustees reviewed Deborah Bedell's revised proxy form.

Ted Webb moved to approve the revised proxy as submitted. LaVon McNaughton seconded the motion. All in favor. Motion carried.

The Town of Mount Pleasant is in the process of gathering information to determine who is responsible for the maintenance/dredging of the I'On lakes. The Town of Mount Pleasant will present written documentation when this has been determined.

### **Children's Triathlon**

The Coastal Christian Preparatory School has requested I'On as their location for the children's triathlon. There will be 100 participants ages 7-14.

Sally Raver moved to approve the request for the children's triathlon to be held at I'On contingent on the school providing an insurance certificate for the event. Ted Webb seconded the motion. All in favor. Motion carried.

### **Vice President' Report**

Sally Raver suggested changing the agenda from month to month so that some committees don't have to wait so long to present their report.

### **Landscape Committee**

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren. Sally Raver asked if the Square Association could consider repairs to the sidewalks in the Square. The uneven brick sidewalks are an ongoing issue.

Ted Webb moved to allow the Landscape Committee to use the \$5,700.00 set aside for sod replacement along Eastlake. Sally Raver seconded the motion. All in favor. Motion carried.

The Board of Trustees discussed the ongoing problem of dumping trash and yard debris on Eastlake Road as well as other areas in the community. The Board of Trustees agreed to ask Lawn-O-Green to stop picking up this trash from the side of the road.

### **Treasurer Report**

Craig Wrenn reported that the reserve fund balance has reached one million. Collection of past due accounts continues to go well. Around \$5,000.00 past due was collected in January.

### **Communications Committee**

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

Ted Webb moved to revise the Terms of Use Policy as stated in the Communications Committee Report. Aryn Linenger seconded the motion. All in favor. Motion carried.
---

### **Directory**

The artwork for the directory cover has been chosen. The directory is on track for distribution in mid-March.

### **External Relations**

Aryn Linenger reported that he had met with Officer Calabrese with the Mount Pleasant Police Department. Officer Calabrese encourages everyone to contact the Mount Pleasant Police Department if there is a special event so that the police can plan to be present.

### **Meeting Adjourned.**

**Next meeting is the monthly meeting scheduled for March 22, 2012.**