

I'On Assembly
Board of Trustees Meeting Minutes
March 22, 2012

Members Present Deborah Bedell, Aryn Linenger, LaVon McNaughton, Jay Thompson, Ted Webb, and Sally Raver
Members Absent Craig Wrenn
AMCS Jane Gottshalk
Guests Ed Clem, Jo Clem, Amy Sage, Matt Walsh, Mike Russo, Annie Bonk, Melinda Wrenn, Chad Besenfelder, Dave Rosengren, John Bigler, and Brad Walbeck

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

Homeowner Forum

Matt Walsh, of 57 Saturday Road, addressed the Board of Directors regarding several Creek Club issues. The Creek Club has increased their dock access fee from \$25.00 per year to \$100.00 per year. Mr. Walsh questioned whether the fee is enforceable, and whether it is in violation of the Easement Agreement. He also advised of a budget and reconciliation cycle in place for the dock costs; If the budget and reconciliation requirements are not followed, then the homeowners Association can be audited. He feels that the process has been abandoned, and asked for the Board of Trustee's comments. Deborah Bedell advised this is an agenda item which will be discussed later in the meeting.

Ed Clem, of 167 East Shipyard Road, informed that he attended the meeting as a homeowner and as a Finance Committee member on behalf of Craig Wrenn. He commented that he does not feel that the five crosswalks need to be replaced at this time, particularly the one on North Shelmore; it would be an expensive project and asked the Board of Trustees to be cautious about spending such a large amount.

John Bigler, of 55 Leanne Lane, asked the Board of Trustees reconsider enforcing a noise rule. The situation involving noise from children playing in the adjacent backyard has not improved.

David Williams, of 17 Prescient Street, attended the meeting on behalf of the upcoming bike race. He asked that the Board of Trustees sign a letter giving their approval to hold the bike race in I'On. He submitted insurance forms covering the race which the Board of Trustees will look over.

Jim Mooney, of 66 Saturday Road, sat-in the meeting, only to hear the Creek Club discussion.

Annie Bonk, of 31 Saturday Road, attended the meeting on behalf of Biznet.

Melinda Wrenn, of 264 North Shelmore, attended the meeting on behalf of the Trust, only to hear the Creek Club discussion.

Matt Walsh requested that the Creek Club discussion be moved up on the agenda.

Minutes

Ted Webb moved to accept the February 23 2012 Board of Trustees meeting minutes as submitted. Jay Thompson seconded the motion. All in favor. Motion carried.

Deborah Bedell moved the Creek Club discussion up on the agenda.

Creek Club Discussion

As part of the discussion regarding the concerns of the Creek Club, the Board of Trustees reviewed the amenities report prepared by LaVon McNaughton.

Mike Russo met with LaVon McNaughton and informed her that a security guard/deck master would not be needed every weekend; only on busier weekends. LaVon McNaughton noted that the docks seemed to be in good repair and did not need any additional maintenance.

Deborah Bedell addressed three main areas of concern are:

1. Increase in fees.
2. Restricted parking.
3. Keeping key holders' credit card numbers on file so that they can be fined for leaving a boat or trailer parked on the street.

Deborah Bedell informed that the Board of Trustees has received the following advice from counsel regarding the subject matter:

1. The fees are in violation of the easement agreement.
2. The parking restrictions are in violation of the easement.
3. Fines cannot be imposed on vehicles parked on a Mount Pleasant street by the Creek Club.

Deborah Bedell remarked that the Easement Agreement states that trailers can be parked in the Creek Club parking lot while the boat is in use in the water.

Jay Thompson moved to issue a letter to the Creek Club owners that include a copy of the attorney's opinions regarding the easement to give official notice of the Board of Trustees' position. Ted Webb seconded the motion. All in favor. Motion carried.

Jay Thompson moved to issue a letter to the Creek Club owners requesting an audit of all maintenance charges. Sally Raver seconded the motion. All in favor. Motion carried.

Deborah Bedell will meet with the Creek Club owners to discuss a resolution to these concerns and report back to the Board of Trustees.

Ted Webb moved for the Board of Trustees to authorize the President to engage counsel to take legal action in order to enforce the rights to the Assembly through the easement agreement; including, but not limited to, litigation. Jay Thompson seconded the motion. All in favor. Motion carried.

Mike Russo advised that the keys be issued at the previous cost of \$25.00 until there is an agreement in place. He also expressed that the increased access fee has nothing to do with money, but rather an attempt to help the community through ensuring safety and control of the dock area.

Deborah Bedell expressed that the Board of Trustees would like to work with Mike Russo in order to accomplish these goals. Mike Russo replied claiming that he came to the Board of Trustees six months ago asking for the Assembly's support. The Homeowners Association counsel advised that the assembly agreement should not be involved in the enforcement of the rules, but rather in making sure the rules are within the easement.

A notice of this will be added to the April newsletter.

P'On Trust Report

The Board of Trustees reviewed the Trust report submitted by Melinda Wrenn.

I'On Company Report

Chad Besenfelder confirmed that the plans for the meeting house will be finalized next week. No significant changes have been made since the design was viewed by the Board of Trustees at the February meeting. Deborah Bedell asked Chad Besenfelder to submit the details of the meeting house to the newsletter.

Some neighbors have asked questions regarding the new antenna being built behind the tennis courts. Details of the project will be shared in the upcoming newsletter by Chad Besenfelder.

The new entrance to I'On at the club will open on March 31st.

Chad Besenfelder has met with Lawn-O-Green to go over proposals for items on the turnover list. He will share these proposals with the Board of Trustees once they have all been put together.

Letters are ready to be sent to the homeowners regarding the rezoning of Civic lot 8.

Deborah Bedell confirmed that the Phase 11 committee, consisting of six homeowners, is organized.

Treasurer Report

Ed Clem reported that the finances are in good shape. Most of the CD's will mature in the first half of the year. The Finance Committee is trying to consolidate the CD's when new CD's that are purchased. Mr. Clem advised that some of the funds in the operating account needed to be moved to a money market account.

AMCS Report

AMCS representative reported the following account balances as of February 29, 2012:

Operating Accounts

Fidelity Operating	\$39,926.68	Money Market
RBC Centura Bank – Operating	\$355,205.30	NO CD
Capital Bank	\$150,934.02	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 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 st National Bank CD	\$61,485.86	6/04/2012	1.90%
1 st National Bank CD	\$37,881.18	6/04/2013	2.10%
RBC Money Market	\$251,608.42		
Harbor National Reserves	\$203,781.65		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on March 20, 2012 to the Board of Trustees. The AMCS representative asked the Board of Trustees for questions regarding the reports, but there were none.

Landscape Committee

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren.

Dave Rosengren advised that the Assembly is working with the Square Association on the Square Enhancement Project. The Square Association has agreed to purchase tables, chairs, and umbrellas. The Assembly will pay for the hardscape. The Square Union has agreed to manage the umbrellas.

The Landscape Committee is currently reviewing two proposals for hardscape.

Sally Raver moved to approve up to \$9,300.00 for hardscape, sod, and irrigation for the square enhancement. Ted Webb seconded the motion. All in favor. Motion carried.
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The Board of Trustees discussed an area on Eastlake Road that backs up to Cistern Alley in Olde Park. An Olde Park resident has had dirt dumped at the right-of-way off the street at Eastlake. Dave Rosengren stated that the Landscape Committee has obtained a number of proposals from Lawn-O-Green to enhance this area. The most favorable option is to remove the excess dirt that was dumped, and to grade for proper drainage costing \$1,200.00.

As of yet, the Board of Trustees did not make a decision on the Cistern Alley issue, but suggested that some funds within the landscape enhancement budget could be shifted around to cover the funding for the Square Enhancement Project.

Latitude Lane Turnover

The Board of Trustees discussed the I'On Company's request to turnover a paved alley between Latitude Lane and Jefferson Canal to the Assembly. A committee from the Assembly looked at the area and had some concerns that the alley is too narrow, and offered suggestions to resolve.

Deborah Bedell stated that the Homeowners Association will accept the handover of this area upon the receipt written commitment from the I'On Company stating that they will undertake and pay for remediation.

Infrastructure Committee

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. The Town of Mount Pleasant has advised that an engineer's survey will be required prior to replacing the crosswalks. John Powers asked the Board of Trustees to consider proceeding with this project in phases due to the large expense involved.

The project would not be a replacement reserve item, as the reserve study does not cover public streets, and existing crosswalks had not been installed at time the reserve study was done. It would, however, be possible to reallocate reserve funds for this project. The crosswalks need to be identified and added to the reserve fund.

The parking space painting is underway.

Compliance Committee

Ted Webb moved to have AMCS send a violation letter to the homeowner who cut and pruned vegetation in a common area; to advise them that they will be responsible for the cost of re-planting for what was removed. Jay Thompson seconded the motion. All in favor. Motion carried.

I'On Design Committee

Chad Besenfelder has notified the Guild members of the new construction hours.

Easter Egg Hunt

Melinda Wrenn noted that the Trust has a small grant fund that could be used for the Easter Egg Hunt and those funds need to be requested.

External Relations

Aryn Linenger stated that Olde Park Homeowners Association is not interested in sharing security costs with I'On.

President's Report

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

Security Providers

Signal 88 responded to the request for proposal and submitted a security proposal.

Deborah Bedell will also send a request for proposal to Blackhawk Security, who has expressed interest in I'On. Deborah Bedell will continue to meet and negotiate with these two companies.

LaVon McNaughton will look into 2011 Minutes concerning installing security cameras at the boathouse and report back to Sally Raver. This will be discussed at the Board of Trustees meeting held in April.

Meeting Adjourned.

Next monthly meeting is scheduled for April 26, 2012.