

**I'On Assembly**  
**Board of Trustees Meeting Minutes**  
**April 26, 2012**

**Members Present** Deborah Bedell, Craig Wrenn, LaVon McNaughton, Jay Thompson, Ted Webb, and Sally Raver  
**Members Absent** Aryn Linenger  
**AMCS** Jane Gottshalk  
**Guests** Ed Clem, Amy Sage, Annie Bonk, Melinda Wrenn, Chad Besenfelder, Dave Rosengren, Gigi Chapman, and Chuck Hill

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

**Homeowner Forum**

Annie Bonk of 31 Eastlake asked who is responsible for the maintenance and repair of the sidewalks. There are areas where the tree roots are pushing up parts of the sidewalks.

Sally Raver asked that specific areas needing repair be brought to the attention of the Infrastructure Committee, who will report these to the Town of Mount Pleasant or the homeowner can contact the Town of Mount Pleasant directly. The Town of Mount Pleasant is responsible for the sidewalk maintenance.

**Minutes**

Ted Webb moved to accept the March 22, 2012 Board of Trustees meeting minutes as submitted. Sally Raver seconded the motion. All in favor. Motion carried.
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Jay Thompson requested a copy of the recording of the meeting to edit the minutes. Deborah Bedell asked the Board of Trustees to quickly approve the minutes as they are distributed, so they can be posted online in a more timely manner.

**I'On Trust Report**

The Board of Trustees reviewed the Trust report submitted by Melinda Wrenn. Melinda Wrenn added that the concert on May 5<sup>th</sup> at the Amphitheater will feature professional vocalists.

**Communications Report**

The Board of Trustees reviewed the Communications Report prepared by Deborah Bedell. The Steering Committee is working to revitalize the website, and is currently working to identify parts of the website that can be eliminated, particularly information regarding activities outside of I'On to make the website more I'On focused.

**Signage**

Gigi Chapman addressed the Board of Trustees regarding the signage for the I'On entrance at North Shelmore. She presented examples of some signage designs. The Board of Trustees supports the idea of adding additional signage. After working with the Town of Mount Pleasant Mrs. Chapman will report back to the Communications Committee with costs and final plans.

**Landscape Committee**

The Board of Trustees reviewed the Landscape Committee report prepared by Dave Rosengren and Amy Sage. Deborah Bedell advised that although the Cistern Alley project had been discussed at the March Board of Trustees meeting, she did not think the Board of Trustees had voted to proceed with this project. Deborah Bedell advised that she does not feel that the Homeowners Association funds should go toward improvements to a public right-of-way area.

Sally Raver advised that the Town of Mount Pleasant has given the Landscape Committee permission for this work to be done.

Sally Raver moved to give the Landscape Committee permission to spend \$1,200.00 to return the right-of-way near the intersection of Eastlake Road and Cistern Alley to its original condition. Ted Webb seconded the motion. Four were in favor and two opposed. Motion carried.

The issue of residents dumping their trash on the streets will be addressed at the mid-year meeting.

Ted Webb moved for the Board of Trustees to ratify the \$3,000.00 expense for the replacement of the irrigation pump/motor at Eastlake. Jay Thompson seconded the motion. All in favor. Motion carried.

### **Infrastructure Committee**

The Board of Trustees reviewed the Infrastructure Committee report prepared by John Powers. Two additional engineer proposals for the crosswalk replacement project have been received. The Infrastructure Committee is still reviewing these.

The Infrastructure Committee will meet with a Department of Transportation representative on Monday to discuss the parking space marking.

### **Soccer Field**

The Board of Trustees reviewed Sally Raver's report on the condition of the soccer field. As part of the recreational easement, the I'On Club can rent out the soccer field to groups outside of I'On. Deborah Bedell asked AMCS to contact the Homeowners Association insurance company regarding whether or not the Assembly can charge soccer field users in order to help defer the maintenance and security costs associated with the soccer field. Dave Rosengren advised the Board of Trustees that the condition of the soccer field has deteriorated significantly over the past six to twelve months, most likely due to the increased use. Dave Rosengren asked the Board of Trustees to provide parameters to the Landscape Committee for restoring and maintaining the field. Deborah Bedell asked LaVon McNaughton to provide a policy recommendation for use of the soccer field to the Board of Trustees for the May Board of Trustees meeting. The Board of Trustees will discuss the policy recommendations and ways to implement the policy. This is an important community issue.

### **I'On Company Report**

Chad Besenfelder reported that he met with the Planning Commission regarding two PD Amendments.

1. Rezoning the civic lot at North Shelmore and Hopetown Road to two residential lots. The civic space would be moved to Phase II. This was approved by the Planning Commission and will go before Town Council on May 8<sup>th</sup>. Chad Besenfelder asked the Homeowners Association for their support at this meeting.
2. The I'On Company is asking for a PD Amendment to deed a portion of the alley behind 228 Ponsbury Road to the homeowner so that he can build a garage. Chad Besenfelder advised that he has asked an attorney to draft a quit claim deed which the Homeowners Association will need to sign.

Ted Webb moved to approve in principle the conveyance of a portion of the alley behind 228 Ponsbury to Chuck Hill, subject to the attorney's approval. LaVon McNaughton seconded the motion. All in favor. Motion carried.

Ted Webb moved to amend the motion to approve subject to a third party being responsible for paying any attorney fees incurred by the Homeowners Association. LaVon McNaughton seconded the motion. All in favor. Motion carried.

### **Homeowners Association Turnover**

Chad Besenfelder advised that Lawn-O-Green has completed most of the items on the turnover list. Another walkthrough will be scheduled with the Homeowners Association.

Chad Besenfelder advised that Lawn-O-Green can use a portion of Phase 11 for staging, or storing equipment, but asked that they refrain from using the area for dumping.

### **Treasurer Report**

Craig Wrenn advised that the 2011 tax returns have been completed. The Assembly saved a large amount of money this year by using a different company to prepare the tax returns. Past due collections continue to go well.

A \$150,000.00 CD has been purchased from Cres Com at .70%. The last compilation was done in 2010. The Finance Committee will consider having another compilation done at the end of 2012.

### **AMCS Report**

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

#### **Operating Accounts**

Fidelity Operating	\$39,928.99	Money Market
RBC Centura Bank – Operating	\$389,709.43	NO CD
Capital Bank	\$151,006.42	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%
CresCom CD#0700	\$150,000.00	10/15/2012	.70%
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	\$92,482.93	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	\$105,909.20		

The AMCS representative stated that the Board of Trustees meeting packet was sent out on April 24, 2012 to the Board of Trustees. The AMCS representative asked the Board of Trustees for questions regarding the reports, but there were none.

### **Amenities/Trust Liaison**

The Board of Trustees reviewed the Amenities Report prepared by LaVon McNaughton.

### **External Relations**

The Board of Trustees reviewed the External Report prepared by Aryn Linenger. Deborah Bedell will ask Aryn Linenger if Bryce Gregory, the new point of contact for I'On with the Mount Pleasant Police Department should come to the next Board of Trustees meeting.

## **Parliamentarian Report**

Ted Webb advised that he is meeting someone next week regarding board member leadership and education.

The Board of Trustees discussed the proposal from Joan Ustin which was presented during executive session.

Sally Raver moved to hire Joan Ustin for board training per her proposal of \$6,500.00, provided her references are favorable. Ted Webb seconded the motion. All in favor. Motion carried.

Deborah Bedell advised that she feels board training is part of the fiduciary responsibility to the community and future boards.

## **I'On Design Committee**

Jay Thompson advised that the newly established contractor hours only apply to the Guild members.

Sally Raver moved to authorize the I'On Design Committee to condition its approvals of I'On Design Committee submitted projects to compliance with the same work hours that are currently required of Guild members. Ted Webb seconded the motion. All in favor. Motion carried.

Jay Thompson advised that this requirement should be attached to all I'On Design Committee approvals, and the homeowner is responsible for informing their contractors of the hours of operation.

Deborah Bedell advised that all non-I'On Design Committee noise related issues would be addressed in the newsletter.

## **President's Report**

The Board of Trustees reviewed the President's report prepared by Deborah Bedell. The Board of Trustees reviewed the security proposal from Signal 88, and the request for proposal from Blackhawk Protective Services. Deborah Bedell advised that she will continue discussions with both companies and plan to make a recommendation at the May Board of Trustees meeting.

## **Potential Amendment to the By-Laws**

Deborah Bedell advised that she has been working with the Homeowners Association attorney regarding an amendment change to the current board member terms. If this amendment is approved by the Board of Trustees, the homeowner notice will be mailed with the mid-year meeting packet.

Ted Webb moved for an amendment to the By-Laws providing staggering of the Board of Trustee terms so that all members are eventually elected to serve a three year term. Sally Raver seconded the motion. One was in favor and five were opposed. Motion failed.

Sally Raver moved to amend the motion on the floor that board members are limited to two consecutive three year terms. Jay Thompson seconded the motion. Two were in favor and four were opposed. Motion failed.

Jay Thompson advised that three year terms may be a deterrent for future candidates from running for the Board of Trustees. He suggested that this change be implemented at the annual meeting in December instead of the mid-year meeting in June.

The May Board of Trustees meeting will be moved to May 22, 2012 due to the Memorial Day holiday.

## **Meeting Adjourned.**

**Next monthly meeting is scheduled for May 22, 2012.**