

**I'On Assembly
Board of Trustees Meeting Minutes
August 16, 2012**

Members Present Deborah Bedell, LaVon McNaughton, Ted Webb, Sally Raver, and Aryn Linenger
Members Absent Jay Thompson and Rob Wieboldt
AMCS Leah Donaldson and Helen L. Postell Hutson
Guests John Powers, Dave Rosengren, Rick Wood, David Ivey, Jack Lahti, Janet Stuchlack

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

Homeowner Forum

David Ivey and Rick Wood requested an update on the canal maintenance. Sally Raver gave an update on the inspection, and stated that Estate Management, the lake maintenance company, will present a list of solutions for the Board of Trustees to review.

Dave Rosengren will speak with the landscape contractor about the grass clippings, etc, being emptied into the canal. The Board of Trustees has no record of previous complaints. Deborah Bedell encouraged the use of the Homeowners Association mailbox to make complaints so that a record of the correspondence is retained.

Rick Wood states his concerns of the negative impact of closing I'On roads for the bike race has on the residents, in particular, illegal parking in his neighborhood.

Minutes

Ted Webb moved to accept the July 26, 2012 Board of Trustees meeting minutes as submitted. LaVon McNaughton 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. She advised that improvements are being made to the website and new community e-mail addresses are being added. Barbara Fry wants to step down from producing the newsletter in the coming months. Deborah Bedell asked for suggestions for a replacement. Sally Raver suggested an announcement for open newsletter editor position be made at the I'On social events/gatherings.

Landscape/Infrastructure Committee

The Board of Directors reviewed the Landscape Committee report prepared by Dave Rosengren. The Landscape Committee is currently working on the 2013 budget.

Infrastructure Committee

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

Crosswalks

John Powers requested an update on the Board of Trustees review. The Town of Mount Pleasant requires verification that proposed Belgium Block is ADA-compliant.

Jay Thompson had requested new bids now that the engineering plans are finalized. John Powers and AMCS will obtain three new bids.

John Powers advised of the need to begin work soon to use the money in the 2012 budget.

104 Civitas Alley

Pavers are needed to prevent further damage/deterioration of the corner of the lot at 104 Civitas which was caused by cars/trucks. The Board of Trustees reviewed the estimate for paver installation submitted by Lawn-O-Green.

Sally Raver moved to accept the bid to install the pavers for \$1,200.00. Ted Webb seconded the motion. All in favor. Motion carried.

Speed Bumps in Ionsborough Alley

The Board of Trustees reviewed the estimate for paver installation submitted by Lawn-O-Green.

Ted Webb moved to remove the speed bumps without replacement. Sally Ravers seconded the motion.

Aryn Linenger moved to amend the motion to remove and replace the speed bumps. LaVon McNaughton seconded the motion. All in favor. Motion carried.

The Board then voted on the original motion to remove the speed bumps. All in favor. Motion carried.

Parking Enforcement

AMCS and John Powers will identify areas of concern to present to the Board of Trustees. There was a question of who pays for the “No Parking” signs, I’On Assembly or the Town of Mount Pleasant. This is to be determined. Illegal parking in unmarked spots in the Square is a continuing issue. Sally Raver suggested “Additional Parking” sign to be added to point to adjacent parking lots. John Powers will review the signage.

Deborah Bedell suggested that Signal 88 could tag cars with warning tickets. Signal 88 can also keep a database of offenders; at the third offense the I’On resident would be subject to Homeowners Association fines. The announcement can be made in the newsletter. The Board decided to hold off on Signal 88 parking enforcement until after the installation of “No Parking” signs and an enforcement program by the Mt Pleasant police.

Dave Rosengren suggested notifying the Town of Mount Pleasant to avoid confusion over Signal 88 tickets versus Police Department tickets.

John Powers suggested have the police department patrol and ticket over a two week period to get word out to I’On residents and Town of Mount Pleasant that parking rules are being enforced.

Sally Raver suggested targeting the biggest problem areas first (i.e.: main roads).

Mailboxes in the Square

Sally Raver recommended relocation of the mailboxes. LaVon McNaughton suggested moving them closer to the entrance, across from O’Brion’s.

Treasurer/AMCS Report

Ted Webb reported he is attempting to amend the report. He advised that there is a need to accrue for unpaid expenses to get accurate numbers. Ted Webb advised that overall the finances are in good standing.

Deborah Bedell suggested considering a policy where the Homeowners Association would foreclose on seriously delinquent accounts.

Sally Raver suggested amending the newsletter’s link of “pay dues here” to “pay dues and late fees here” so delinquent homeowners are aware that fees are required on late payments.

Ted Webb moved to have AMCS write a letter to the homeowners who cut growth in the Rookery, stating payment for the damage done to the Rookery has been accepted, the remedy will be implemented when the weather is appropriate and the matter is closed. Aryn Linenger seconded the motion. All in favor. Motion carried.

Ted Webb moved to impose fines on trash can and recycle bin violations. LaVon McNaughton seconded the motion. All in favor. Motion carried.

Deborah Bedell states that I'On residents will be sent a violation letter stating they have ten days from the letter date to oppose violations after fees have been assessed. AMCS will amend the violation letter.

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

Operating Account	\$409,884.79
<u>Reserve Account</u>	<u>\$1,042,506.79</u>
Total	\$1,452,391.58
Regime Fee Income	
Actual-July 2012	\$15,071.21
Actual Year-to-Date	\$628,066.78
Transfer Fee Income	
Actual-July 2012	\$6,984.75
Actual Year-to-Date	\$42,354.59
Total Budget Year-to-Date	\$38,870.00 (Under Budget)
Delinquent Money Collected	\$29,311.00
Net of Uncollected Regime Fees	\$42,145.00

I'On Design Committee

Len Hanson has attended his first I'On Design Committee meeting and is reviewing the Code. Deborah Bedell advised that any owner who submits plans to the I'On Design Committee after starting work will have to pay double submittal fees. The Board wants to establish a goal to improve communication between the I'On Design Committee and Board of Trustees on non-compliance issues.

Transition of I'On Design Committee to Board of Trustees

Deborah Bedell advised that the Board of Trustees will need a financial statement for IDC operations. The I'On Company must waive its right to control the IDC. The Guild agreement is needed for review, and it is expected that the I'On Company will terminate Guild agreements as part of the transition.

Helen L. Postell Hutson requested clarification of AMCS's role in the I'On Design Committee. Currently, AMCS collects some submissions and sits in on the meetings as an observer.

Contractor Issues

A meeting is being organized among the contractor who appears to be operating out of compliance with Guild and IDC rules, Chad Besenfelder, Len Hanson and Deborah Bedell to discuss issues of neighborhood complaints.

Deborah Bedell suggested drafting a letter to all I'On residents stating they are responsible for all actions on their property (i.e.: contractor's actions); she will draft the letter for the Board of Trustee's approval. The Board of Trustees agreed on that plan.

Sally Raver suggested review of the I'On Company properties on N. Shelmore and Hopetown Road for lawn care maintenance.

Amenities/Trust Committee

LaVon McNaughton requested clarification on what is required for reservations in terms of insurance for "informal groups" that include a majority of non-I'On residents. Deborah Bedell suggested "No Trespassing" signs be installed at the soccer field. AMCS will discuss reservations requests with LaVon McNaughton. Aryn Linenger advised that insurance and the liability waivers should be obtained for ongoing, structured groups with multiple reservations, not single events. LaVon McNaughton reiterated that the Athletic Field policy already specifies these requirements for structured groups consisting of a majority of non-I'On residents making recurring reservations. The clarification concerned informal groups of mostly non-I'On residents who are reserving on a recurring basis but who may have difficulty obtaining the required insurance since they are not part of any organization such as a soccer association.

Sally Raver asked about the rugby team use of the athletic field. Deborah Bedell advised that they have been informed that they cannot continue using the field next year.

External Relations Committee

There was no report at this time.

Parliamentarian and Governance Committee

There was no report at this time.

President's Report

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

Phase 11

The Board of Trustees is continuing financial discussions with the I'On Company.

Creek Club

The committee is in the process of obtaining membership numbers at the I'On Club to calculate the HOA's share of operating expenses.

Litigation

The HOA's attorney is pressing for a hearing on the outstanding motion to dismiss the complaint against the Assembly.

Compliance

AMCS will rewrite the compliance letter sent to I'On residents who are in violation of the covenants and restrictions.

Police Relations

Deborah Bedell had a successful, informative meeting with the Mount Pleasant Police Department. The Mount Pleasant Police Department requires state approved "No Parking" signs. The Citizens Police Academy is where residents can learn about Police Department practices. It is recommended for future neighborhood watch members.

I'On Square

The merchants' association has requested that the landscape company begin work at 8 am after complaints from I'On residents.

Leadership Development Committee (LDC)

The purpose of the committee is to identify the skill set needed for continued good management by the Board of Trustees and committee members, and to identify and recruit candidates for the Board and for committee volunteers.

Sally Raver moved to appoint the Leadership Development Committee to recruit people to run for the Board of Trustees and volunteer on committees. LaVon McNaughton seconded the motion. All in favor. Motion carried.

The committee will be Deborah Bedell, Aryn Linenger, Jody McAuley, and Doreen Ronchi.

Property Management Task Force (PMT)

Since AMCS has been the property manager of I'On since approximately 2004, in the exercise of its fiduciary responsibility, the Board should review its current property management practices.

Ted Webb moved to create the Property Management Task Force. Aryn Linenger seconded the motion. All in favor. Motion carried.

Bruce Kinney will be the chairperson and Sally Raver, Ted Webb, and Barbara Fry will be on the task force committee.

Deadlines

The 2013 budget needs to be approved at the November Board of Trustees meeting.

Annual Meeting

The annual meeting is scheduled for December 11, 2012. The candidates for the open Board of Trustees positions and their biographies need to be ready in early November.

November Board of Trustees Meeting

The November Board of Trustees meeting is moved to November 29, 2012 due to the Thanksgiving holiday.

Meeting Adjourned.

Next monthly meeting is scheduled for September 27, 2012.