

I'On Assembly Preliminary Approval of
Board of Trustees Meeting Minutes
June 25, 2013

Members Present: Deborah Bedell, Jay Thompson, Tony Woody, Martin Hansen, Martha Morgan, Frederik Winther

Call to Order: 7:08pm

Minutes:

President's Welcome:

Deborah Bedell gave a brief introduction of all Board Members.

Trust Update:

Melinda Armstrong Wrenn, President of the Trust, outlined upcoming events for the second half of the year. They include the following:

- The July 4th CelebratI'On
- Firecracker 5K Run – hosted by the I'On Club
- Screen on the Green – July 26
- Halloween in the “Hood”
- Giving Lights of I'On

Melinda also thanked the many volunteers, corporate sponsors and the I'On Assembly for making these events possible.

Martha Morgan, the Board's Trust Liaison, continues to attend the Trust meetings to help collaborate on ideas and shared goals.

Margaret Summers will continue as the Trust Executive Director. Her involvement with past events and her familiarity with the Trust and its operations have made her an invaluable asset.

The Trust takes its fiscal planning very seriously and reviews their budget on a monthly basis. . Their IRS Form 990, is available for view on the I'On Trust website.

I'On Company Report:

Chad Besenfelder gave an update on the development of I'On. First, he recommended a YouTube video by developer Vince Graham entitled *I'On, Sixteen Years of Building* (<http://www.youtube.com/watch?v=U2xFt-owQiU>) to show the history of I'On.

Currently, there are 20 houses under construction.

The turnover of Phases 7, 9, and 10 common areas to the HOA is scheduled for the end of July. The I'On Company will be working on enhancing canals, building Jefferson Canal Park, and repairing various infrastructure and plantings. Chad emphasized that he is committed to doing the best job he can do for the I'On Community.

Q & A with Chad from the I'On Company:

Residents asked a number of questions. The Creek Club litigation progress was discussed. It was expressed that the common areas at Jane Jacobs and Edenton need improvement. Chad explained that the I'On Company would proceed with improvements to these areas over the course of the next several weeks, before the turnover to the HOA. Residents inquired about the progress with Phase 11. Chad expressed that when litigation with the Creek Club dies down they will revisit this area. Tom Graham from the I'On Company, added that they're to proceed with development of Phase 11 but they must change the zoning first. Chad suggested that anyone interested in learning more about the proposed development of Phase II should visit the YouTube video entitled *I'On Garden District* (http://www.youtube.com/watch?v=NDF96_W3k58).

Amenities Report:

Deborah Bedell presented the Amenities Report for absent David Countryman, the Amenities Chair.

There was overwhelming support for the construction of a dog park. The estimated cost of the dog park is between \$7,000 and \$10,000. Access to the park would be to registered homeowners, possibly through a keypad system. In addition, an annual dog park fee may be required to help cover the ongoing maintenance of this new amenity. Assembly has given conditional approval for construction of the dog park, subject to funding in the 2014 budget.

The takeover of the community docks is an ongoing process that is the subject of the litigation, and the date, if any, is unsure. However, a volunteer subcommittee has been formed to help make the takeover of the docks as seamless as possible.

The Hopetown Fire Pit has new user friendly rules- login to the website to reserve.

The soccer field insurance prerequisite will become the responsibility of the property management group. Trisha (SCS) will be responsible to collect proof of insurance or the field reservation will be cancelled.

The funding of a “thunder ball pit” was approved by the Assembly. They will provide the money to buy materials for the “pit” and rely on volunteers to build it. This project will help strengthen a sense of community for the youth in I’On.

Secretary Report:

Martha Morgan presented the Secretary’s Report. I’On’s unique emphasis on sense of community requires a high level of service. Southern Community Services is working with the Board to accommodate the needs of the community. The old model of relying on volunteer support has become unsustainable due to growth and development over the years. To fill the demand, The Board approved hiring a full time administrative assistant that will allow Trisha Elrod to focus on the important issues at hand while delegating day to day office needs to I’On’s new administrative assistant. It is the goal of the Board to eventually not be heavily involved in day to day operations.

The standardization of policies is an important part in creating a model for current and future Board Members to work from. Over the course of the next several months, policies will be researched, written, and submitted for approval by the Board. This will reduce the workload, develop consistency for homeowners and ease the transition to future boards.

Records from AMCS are being transferred to SCS. Dozens of files in legal boxes were given to the HOA in the transition from AMCS. Barbra Fry and Ed Clem, prior board members and early residents to I’On, are helping to sift through these hundreds of documents. The important documents will be digitized and made searchable to the residents of I’On. This has raised the issue of a Document Retention Policy which will be created in partnership with our accountant, two lawyers, and SCS, and thorough research of other HOAs.

Communications Committee Report

Martha Morgan presented the Communications Committee Report. The Communications Committee is moving forward with the new website and looking for volunteers to help shape the way it functions. Current resident emails are crucial to getting the newsletter to the right place. New ideas are welcome to help improve communications in I’On. Martha can be reached at mmionboard@gmail.com

Finance Committee Report

Frederik Winther presented the Finance Committee Report. For the year to date as of the end of April, we have \$220,266 has been spent versus a budget of \$224,605 coming in

\$4,339 below budget. The total budget income for 2013 is \$710,150 (645,150 in HOA Fees and \$65,000 in Transfer Fees).

The simplification of funding has been an important aspect of the Finance Committee this year. The Assembly reserve funds are now in two banks, Harbor National Bank and Ameris Bank. The operating funds are with Union Bank. The reserve funds have been consolidated through the CDARS program that allows us to keep the money local as well as FDIC insured since each account is less than \$250,000.

Collections are on target for the year. There are an unusually high number of delinquencies this year. A new collection policy has been adopted and a possible payment plan in four installments has received Board approval.

Overall expenses are slightly lower than budget. Legal fees have been higher than anticipated in 2013 but by controlling spending in other areas we hope to stay on budget.

Reserve funds as of April are \$1,276,762 which keeps us on schedule compared to the recommendations of the independent Millier/Dodson report. However, it is important to know that extra expenditures will incur if the acquisition of the boating facilities takes place this year.

I'On Design Committee Report

The transfer of the IDC from the I'On Company to the HOA has been scheduled for September 30, 2013. The Assembly has begun interviewing for the new Neighborhood Design Coordinator. The Assembly's goal with managing the IDC is to preserve the architectural integrity of the community.

Please remember to submit all changes to the IDC before beginning any exterior work.

Governance and Parliamentarian

Jay Thompson, 4th year board member, introduced himself and discussed the importance of running the board meeting with Robert's Rules of Order. The Board has a new policy on Conflict of Interest in place. The Board had an excellent training session on these rules and he looks forward to the remainder of the year.

Infrastructure Report

Tony Woody presented the Infrastructure Report. He thanked David Rosengren and Amy Sage of the Landscape Committee, Amy for her work with the raised planning beds at I'On Square and David for his efforts with the sycamore trees and fountain at Perseverance Park.

The installation of on-street parking spaces for Jane Jacobs Road, Duany Road, and Robert Mills Circle is scheduled for the week of June 10th. The infrastructure committee will be meeting with the TOMP (Town of Mount Pleasant) to go over resident concerns and suggestions. If a resident would like to submit further concern or suggestion, please email Trisha and Tony for review.

Meeting with TOMP for the Stormceptors will be scheduled soon.

The order of Hydro Mixers has been placed on hold until the I'On Company agrees to pay for the improvements, as they still own the canals.

The handover for Phases 7, 9, and 10 from the I'On Company is due by July 31, 2013. The I'On Company needs to finish up repairs to the identified areas from the walk through. A final walk through will be completed before any transfer.

Bids have been completed and work should begin soon on the following:

- Engineering review of conditions at the canal bulkheads, boat docks, and ramps
- Repairs to Marsh Paths with plantation mix in areas
- Addition of Notification Posts next to all mailboxes

The repairs and additions of neighborhood crosswalks are still in a working phase. Decisions, plans, and costs have not been finalized. There is little chance the TOMP would contribute to the speed tables (The TOMP currently has a budget for 40 speed bumps and 180 requests). There have been casual discussions about the I'On Square and Assembly splitting some of the cost.

Q & A with The Infrastructure Committee

John Powers of 61 Saturday Road expressed concern with parking and painting issues.

Heather Emrich of 332 North Shelmore discussed her issue with speeding at the front of the neighborhood and asked for the Board's support.

Amy Sage of 63 Jogging Street noticed a parking spot near a double yellow line. Deborah Bedell informed her that that spot has since been removed.

Julie Hussey of 329 North Shelmore noticed that the main line break in front of her house has rusted screws attached.

Lisa Henning from 44 Eastlake wanted to bring attention to the parking issue associated with the soccer fields. People are not parking in marked spaces during events. The MPPD cannot enforce the parking in this area without state approved no parking signs.

Elizabeth Stahl of 45 Sowell Street would like to see a stop sign go in at Patty Lane and Sowell Street as there have been speeding issues.

Compliance Report

Martin Hansen presented the Compliance Report. He explained that the transition of management groups has made it difficult for issues to be resolved quickly. However, moving forward with the addition of a new staff member focused on the I'On things should become more proactive and less reactive. Trisha Elrod with SCS and Martin are working together to figure out the best "fit" for I'On. Also a new rule change will be on the agenda that concerns parking golf carts in front of driveways (if the driveway faces a normal road). This has been happening forever but it will now make it legal.

President's Report

Deborah Bedell presented the President's Report. The new management company, Southern Community Services, has faced many challenges over the last few months. Obtaining turnover documents from AMCS was difficult among other things. Trisha Elrod is now able to settle into her roles with the IDC and Assembly and a full time SCS staff member was hired in May to assist Trisha in expediting the needs of the community.

The litigation with the Creek Club is at a bit of a standstill. The Board is not aware of the current status or content of the agreements beyond what was published in February. The Board is proceeding with the inspections of the docks, preparing estimates of operating costs, and working with the Boat Docks volunteer committee to draft operating guidelines.

Q & A with the President

Lori Feehan of 13 Prescient Street inquired about the relocation of the Montessori School. Deborah said that long term the school would like a larger space but no decisions have been made at this time.

Becky Van Wie of 270 North Shelmore wanted to know how to handle dog behavior.

Lydia Engelhardt of 48 Rialto Road has issue with the new golf cart rule to be passed by the Board. She explained that Rialto Road and Krier are too congested for cars let alone fire trucks and that golf carts should not be allowed.

Closing Statement – Deborah Bedell

Adjournment: 8:40PM