

I'On Assembly Board of Trustees Meeting  
April 23, 2015

**Members Present:** Bob Davis, Anne Register, Elissa Nauful, Lori Feehan, Chad Besenfelder, Tony Woody

**Members: Present via conference call:** Tom O'Brien

**Absent:** Bruce Kinney

**SCS:** Mike Parades

**Guests:** Ed Clem, 167 E Shipyard; Marilyn Felix, 113 Ponsbury; Monika Bonn-Miller, 37 Jane Jacobs; Len Hanson, 23 Mobile; Bob Wilkes, 126 W Shipyard; George and Mary Jane Toole, 130 W Shipyard; Steven Lenes, 169 Ponsbury. Len Hansen, 23 Mobile.

**Homeowner Forum:** Several homeowners were present to follow up on their concerns with the B&B's in I'On. Bob responded that the Board is sensitive to this issue. However, I'On's Governing Documents do not currently contain a restriction applicable to this activity. The Board is working with outside counsel to identify the legal, tax, licensing, and zoning requirements that are applicable to B&Bs and short-term rentals in I'On. The Board believes that addressing this issue through the Town's existing requirements will be more efficient than attempting to create, administer and enforce a new HOA rule.

Tony noted that the lots where the B&B's are located are zoned residential and the Town's code only allows certain activities under that zoning.

The proposed rule dealing with golf cart parking and enforcement procedures was discussed. Marilyn Felix asked for clarification on what is considered a thoroughfare, an alley, etc. Tony explained that a thoroughfare is a main road through I'On.

Marilyn expressed her concerns with the rules in regards to RV's. She did not feel that these could be concealed from neighbors, and even if they were not visible from a thoroughfare, neighbors would still see it. Bob explained that the proposed rule makes no changes in the language applicable to RVs.

George Toole stated his concern regarding the proposed amendment to proposed Rule D-101 that would allow golf carts to be parked in the street. He said that there is

already limited street parking. Bob responded that this specific concern would be discussed by the Board later in the meeting, before voting on the rule change, as several similar concerns were sent into the HOA mailbox. However, Bob explained that licensed golf carts may already park on the street in otherwise legal parking spaces per the town of Mt. Pleasant's rules.

Monica Bonn-Miller expressed her concerns regarding a neighboring property and its maintenance. She said the property is rented and the tenant does not properly maintain it. Bob responded that the Covenants Committee is working on specific maintenance standards for the community and those will soon be distributed.

Monica next expressed her concern regarding The Meeting House and its planned use. It has been portrayed as a church, and it is built on a civic lot, but it is not actually owned by the church. She said that if it is a civic lot, then it should be used by an organization for civic use, not used by the developer to generate revenue.

Bob replied that the Board has communicated with the Town of Mt. Pleasant on this question and has not yet received clear answers as to the acceptable uses for a civic lot. The Board is continuing to pursue this with the Town.

Tony added that the developer has certain property rights, and his planned use for the property may be consistent with those rights.

George Toole expressed his thanks for the time that the Board is putting into these issues. He feels that the Board cares about the neighborhood and really appreciates the Board taking their personal time to work on these issues.

#### **Call to Order: 6:50 pm**

#### **Approval of Minutes**

*Motion to approve the March 26, 2015 Board Meeting minutes. Motion seconded. All in favor. Motion passed.*

**Covenants Report:** Lori reported that the proposed rule changes were mailed to the entire neighborhood. She said that only a handful of comments were received in response. Most comments addressed golf cart parking and expressed the view that there is already limited street parking and allowing golf carts to also park on the street would make the parking situation even worse. Other comments came from homeowners simply asking for clarification on the new proposed fining structure.

Bob said he understands that, irrespective of any l'On rule change, licensed golf carts may already be legally parked on Mt Pleasant streets. But he asked whether the proposed rule change should be amended to prohibit unlicensed golf carts from all parking the street. Anne asked, if we made such an amendment, where would unlicensed golf carts park? Tom commented that the vast majority of owners support having golf cart parking on the street.

*Motion to approve the rule changes as proposed to rules D-101, D-107, and D-109.*

*Motion seconded. All in favor. Motion passed.*

Lori reported that the Covenants Committee has discussed home maintenance standards. Committee members have been asked to come to the next meeting of the Committee with proposed items that homeowners should be maintaining. The Covenants Committee wants to use education, persuasion and, only if necessary, enforcement in order to achieve better home maintenance within the neighborhood.

Finally, the Covenants Committee discussed short-term rentals and B&Bs operating within l'On. They are working on fact finding and researching how other communities within Mt Pleasant handle this issue.

**Amenities Report:** Tom reported on the athletic field and the agreement for use of the field that l'On has with Cainhoy Soccer. The Board voted to sign a year-long contract with Cainhoy last October. This spring there have been numerous complaints from l'On homeowners regarding the parking and traffic issues that are caused by Cainhoy teams using the field. Tom has spoken with Cainhoy and asked them to address these issues, but without success. Tom pointed out that other l'On amenities are not rented out and raised the question of why we should rent out this particular amenity. If the contract is not renewed, we would lose \$5,000 per year in revenue. Last year, we used this revenue to repair and revamp the field irrigation, etc. We would also be taking away an opportunity for youth to use the field, many of whom are l'On residents. Despite these considerations, Tom recommended that the contract with Cainhoy not be renewed and the field not be rented to any other outside groups.

Elissa commented that Eastlake Road has a speeding problem and that parked cars at the field help slow down traffic. She also liked offsetting some of our expenses by renting the field to a 3<sup>rd</sup> party. In addition, there are not a lot of other fields for children to play on, and so she liked the civic use of the field. Elissa said that although the

parking issue directly affects her because she lives on Eastlake, and while it can be frustrating, she is not convinced that it isn't worth the trouble.

Lori commented that she is not 100% behind continuing a contract with Cainhoy. She believes that I'On residents' concerns should be given priority, and if renting to Cainhoy is causing concerns, she isn't in favor of it.

Chad said that there is a curb cut already existing at the soccer field. He explained that the field was also originally planned to also be used as a large parking lot. The vision of the developer was to host grand events at the amphitheater, and the idea was that people would park on the soccer field, or Maybank Green, and walk to the amphitheater. Chad suggested considering adding 20 to 22 parking spaces along the buffer that is adjacent to Mathis Ferry Rd.

Tom remarked that there has been an increased interest in creating areas or facilities for outdoor play. Many communities are installing a sports wall where children can play several different activities. The area where the cutout is located is actually the area where the Amenities Committee is considering installing such a sports wall. Tom explained that he does not want to lose this space to a parking solution for non-residents.

Tom recommended that we not renew the existing contract with Cainhoy Soccer for use of the soccer field. While there was support for the recommendation, some Board members said that outside groups should be allowed to use the soccer field and felt that the funds generated from these groups are attractive. A final decision will be made nearer to the end of the current Cainhoy contract.

**IDC Report:** In Bruce's absence, Len Hansen updated the Board on the Westlake easement.

**President's Report:** Bob reported that he has no new information regarding the Creek Club litigation.

Regarding the pending sale of the Montessori School, Bob said that he received an email from the school's lawyer saying that they will be choosing a broker to list the property at their Board meeting on April 23rd. They are also in the process of negotiating an exclusion period for potential buyers that have already expressed interest. The attorney said if the Assembly would like to make a bid, it should do so within the next 30-45 days.

In an effort to keep neighbors informed, an update mentioning the news about the sale of the Montessori School, as well as an update on the Creek Club litigation, will be included in a “Did You Know” section of the May newsletter.

Bob indicated that several Board members are no longer available to meet on Saturday April 25<sup>th</sup> for the scheduled strategic planning discussion; therefore, he suggested rescheduling the strategic planning meeting to a later date and, instead, meeting on the 25<sup>th</sup> to plan just the Mid-Year Homeowners’ Forum.

Bob said that he, Anne and Bruce have identified five different law firms to consider for providing legal guidance to the Board going forward. The Board’s current firm is among these five.

Regarding speed bumps, Bob reported that many residents wrote to the Mayor and Town Council expressing their views. The Town’s Mayor suggested trying to reach an agreement with the applicant to postpone the installation of the speed bumps until alternative solutions to traffic control could be developed. With this in mind, Tony, Anne and the Mayor herself each separately contacted the applicant to ask her to agree to this. She refused each of them.

Tony shared with the Board the alternative plan that he designed, which would cause cars to slow down and also bring attention to the pedestrian crossings. Tony said that this plan would have resulted in a better road for the neighborhood as a whole, as well as a better road for the people who live in the immediate area where the speed bumps will be located.

Anne said that she spoke with a resident who lives at the beginning of N. Shelmore and has no off street parking. This Titleholder is worried that the events planned at the new Meeting House will cause street parking in that area to be even more difficult than it already is. Anne asked whether there was any way the Board could designate one spot in the parking lot for this homeowner. Mike responded that the spaces in the parking lot belong to the businesses, so they are not ours to give. Bob pointed out that this particular Titleholder is one of those who is operating their house as a B&B. He asked where her guests are parking.

Tony confirmed that Mike will write a letter to the Town asking if the proposed use for the Meeting House qualifies as a “civic use” for that site.

Mike commented that in the Town's zoning ordinance, the definition of a civic lot includes meeting halls and churches. But the Board would still like the Town to weigh in on this issue to see whether the Meeting House may be properly used as a wedding, meeting and conference venue.

Anne brought up memorials for residents of l'On who pass away. Recently, two very active l'On residents passed away, and many residents have expressed the desire to recognize these neighbors who gave so much back to the l'On community. If there is a desire to plant a tree as a memorial, she asked whether people could go through the Landscaping Committee and whether there are protocols for size of plaques etc.

Anne met with the Trust to explore the specifics of placing memorial bricks in Perserverance Park. Michelle Wilson is going to head up this particular effort and the goal is to have something in the newsletter by June providing people the ability to place orders for memorial bricks. Anne is going to complete further research on this and report back at the next Board meeting.

Anne discussed the Aging in Place initiative. She would like to send out a brief neighborhood survey on this. Elissa suggested creating a survey calendar to determine what we will ask for input on, when we will ask for that input, and how we will request that input.

**Manager's Report:** Mike is reviewing the Town's business license ordinances and would like to confirm, in writing, the ordinance that states that landscape contractors are required to haul away their debris. Once he has confirmation, he will draft a memo and distribute it to landscape companies that do business in the neighborhood. If he sees contractors not hauling away their debris, he will report them to the Town.

Mike reported that the reserve analysis has been revised. The cost of each item on the reserve study update has been estimated and then projected over a 30 year period to determine how frequently each item would require repair/replacement during that time.

Mike reported on the Creek Club dock closings through the end of May. He also provided an update on boater registration. He is sending an email blast to the current registered boaters announcing that the boat ramp lock will be re-keyed around the first or second week of May. Boaters can come to the office to obtain a new key and new decals. An announcement will be made in the May newsletter as well so that anyone

who has not registered their boat before then will know what they need to do to gain access to the dock.

**Infrastructure Report:** Bob asked if the Infrastructure Committee is still planning to do the bump out and cross walk opposite O'Brions, given the pending installation of the speed bumps. Tony responded that he believes there should still be a bump out and a cross walk in this area, but he is now reconsidering the expense of pavers vs simply painting a cross walk. Tony is going to renegotiate with Earth Source and have them provide him with a new quote to paint crosswalks. Earth Source will still have to modify the sidewalks to make them ADA compliant, but without the pavers, the project will be less expensive.

**Communications Report:** Elissa reported that Joanne Statulamuler has offered to join the Communications Committee. Joanne has a lot of experience with webpages and design, so she will be assisting with the Website for the committee.

*Motion to approve Joanne to the Communications Committee. Motion seconded. All in favor. Motion Passed*

*Motion to approve the Communication Committee Charter. Motion seconded. All in favor. Motion passed.*

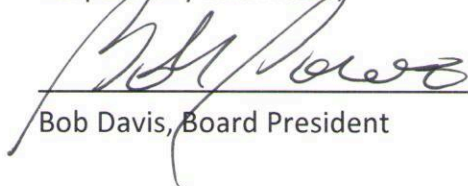
Elissa would like to have two-way communications between the Board and the community. This is what she and Joanne will be working on in the upcoming weeks.

**Manager Priorities:**

- Write the Town regarding the Meeting House
- Meet with Laurie to discuss zoning and short-term rentals.
- Contact 125 W. Shipyard for a copy of written authorization for boat storage in carport.
- Obtain athletic field plat from either Chad or Tony

There being no further business to come before the Board of Trustees, the meeting was adjourned at 10:25 pm

Respectfully submitted,



Bob Davis, Board President

## **I'ON ASSEMBLY COMMUNICATIONS COMMITTEE CHARTER**

### **PURPOSE**

The Board of Trustees (the “Board”) of the I’On Assembly (the “Assembly”) appoints the Communications Committee (the “Committee”) to assist the Board in fulfilling its responsibilities serving the community. The Committee is responsible for promoting a good understanding of community, business, and events through effective communications, both internal and external, to the I’On community. A fundamental goal of the Committee is to survey, engage, inform, and communicate in a transparent, accurate, effective, and timely manner and to foster relationships between the community and the governing bodies of I’On. Communication vehicles have been created for the Assembly Board to provide and receive effective communication about Assembly business in a timely manner. These include:

- Annual and Mid-year I’On Assembly Meetings
- Homeowners’ Forums at the beginning of each regular monthly Board meeting
- Mailed communications through the US Postal Service when required including Proxy/Voting for meetings
- Management and development of the annual I’On Resident Directory
- Digital communications:
  - Management, curation and editing of [www.ioncommunity.com](http://www.ioncommunity.com) website. Posting of minutes, agendas, newsletters, governing documents, and historical content of the community.
  - “Have a Question” under the HOA mailbox section of the website for neighbors to send comments or question to the Board and the management staff.
  - Updates in the monthly Living in I’On homeowners’ newsletter.
  - Periodic e-mail bulletins sent directly to residents and property owners.

The Communications Committee is also responsible for the following:

- Ensuring that all communication delivered from various groups, committees and Assembly is accurate, timely, and factual.
- Developing and maintaining communication strategies, standards and protocols for the communication processes used in the I’On community.
- Developing, in concert with the Assembly Board, a visual brand, vision, and mission statement for the I’On community



- Ensuring that all communication methods are sensitive to technological changes.
- Helping with improving an external awareness of I'On as appropriate.
- Creating a communications strategy for accomplishing Committee responsibilities to be adapted on an annual basis.
- Researching and, when appropriate, implementing dynamic new communication tools to best deliver information to the community, i.e. text message blasts for safety issues, social media forums for titleholders.

The Assembly Board delegates to the Committee the authority necessary to fulfill its responsibilities. In addition, the Committee shall have the discretion and authority to delegate assignments to the Assembly's management company, as necessary, to fulfill the Committee's responsibilities.

#### **STRUCTURE AND MEMBERSHIP OF THE COMMITTEE**

The Committee shall be chaired by the Communications Chairperson of the Board. The Board shall appoint members of the Committee, who shall serve at the pleasure of the Board and for such terms as the Board may determine. One other active Board member may also serve on the Committee. All Committee members must be Titleholders or residents of I'On with the exception of a member from the I'On Trust, who may or may not be an I'On titleholder. A majority of the Committee members shall constitute a quorum for the transaction of business, and the act of a majority of those present at any meeting at which a quorum is present shall be the act of the Committee. The Committee may meet in person or telephonically at scheduled times and places determined by the Chairperson. The Committee may also act by unanimous written consent. The Committee shall keep minutes and other relevant records of all of its meetings. The Committee shall conform its meetings to the applicable requirements contained in the Assembly's Declarations and Bylaws. The Communications Committee may recommend amendments to this charter at any time, subject to approval by the Board of Trustees. The Board may amend or repeal this charter at any time.

April 14, 2015



## I'On Rules

### **Preamble**

The most effective and desirable means of regulation enforcement is voluntary compliance. Common courtesy and concern for others goes a long way to maintaining a harmonious community. Therefore, when a neighbor objects to a condition, action or event caused by another neighbor's actions or inactions, the initial step to resolve the matter(s) should be between both parties leading to resolution.

However, when deemed necessary, any owner aware of a violation of the Association's rules and regulations may notify, in writing, the Board of Directors concerning the violation. This written notice may be by letter, fax or email to the Community Manager, who will either handle the issue directly, or bring the concern to the Board for action.

If Board action becomes necessary, the following procedures will be followed:

- a) The Board will review the matter, and if agreed by simple majority, a Board member or the Community Manager will be selected to discuss the matter with the owner to obtain corrective action.
- b) If an owner fails to take corrective action, the Community Manager will bring the matter to the Covenants Committee. The Covenants Committee will determine whether assessment of a penalty against the owner should be recommended to the Board.
- c) If the Board decides to assess a penalty, the Board will notify the owner in writing by email and regular mail of the proposed penalty, not to exceed \$100 per day (except in the event of extraordinary circumstances, as determined by the Board.) Any such penalty assessed shall constitute a lien upon the owner's lot.
- d) The owner may request a hearing before the Covenants Committee (per Article VII of the I'On Bylaws).
- e) The owner may appeal any adverse decision by the Covenants Committee to the Board of Appeals.



**D-101 Vehicles.** Except for temporary guests and visitors, only standard private passenger vehicles, including passenger vans, pickup trucks, golf carts, and other neighborhood electric vehicles, are permitted to be parked at the front of a Lot or on thoroughfares.

All other vehicles, including motorcycles, boats and other watercraft, campers, recreational vehicles, and trailers shall be parked at the rear of a Lot behind a home, and adequately screened to be visible only from the service lane, not from the thoroughfare.

If the rear of a Lot faces a thoroughfare, then such vehicles shall be adequately screened from view with architectural and/or landscape enhancements in a matter approved pursuant to Article IV of the Declaration.

As defined in the I'On code, a building's "frontage" is considered to be elevation facing the primary thoroughfare unless the building is adjacent to water or marsh, in which case the frontage is the side of the building facing the water or marsh. A Thoroughfare is a public street (not a service lane) carrying vehicular traffic.

**D-102 Pets.** Household pets may be kept provided they do not cause a disturbance or become a nuisance to Titleholders and occupants of other Lots in I'On. Each pet owner shall be responsible for immediately collecting and properly disposing of the wastes of his or her pet. Pets shall be under leash or voice control at all times when walked or exercised outside the confines of a Lot.

**D-103 Antennas.** Television antennas, radio receivers, or other similar devices shall be contained entirely within the interior of a structure. 18" Diameter or smaller satellite dishes are permitted provided they are not visible from persons on adjacent Lots or passersby.

**D-104 Trash and Refuse.** Trash and refuse containers shall be stored inside of the dwelling or garage on a lot or otherwise at the rear or side of the lot and adequately screened with architectural and/or landscape elements in a manner approved pursuant to Article IV of the Declaration. Each Titleholder shall keep all parts of his or her lot in good order and repair, and free from debris.

**D-105 Signs.**

- (a) Each Lot may have posted, prior to initial occupancy, one sign setting forth the names of the Titleholder, builder and architect, and, in the case of a Lot owned by Founder or a builder that is a member of the I'On Guild, and such other signs as the Founder may approve; provided, any such sign(s) shall be removed not later than the time of initial occupancy of the Lot. The materials, size, location, lettering and manner of installation shall conform to such rules as Founder may establish.
- (b) In addition to signs authorized under subsection (a), each Lot that is offered for sale may have one sign posted on the Lot advertising the Lot for sale, subject to such limitations on materials, size, location, lettering and manner of installation as may be set forth in architectural standards adopted by founder to supplement the I'On Code.



- (c) No other signs, except those required by law, may be posted on any Lot so as to be plainly visible from outside the Lot.

**D-106 Fences and Hedges.** No person shall construct or install a fence, hedge or similar structure on any Lot in such a location or manner as to interfere with or obstruct access to utility meters or sewer cleanouts on the lot by any utility company or public works employees or agents. In the event of a violation of this provision, the Founder, the Association, the Commissioners of Public works of the town of Mount Pleasant, or the affected utility company shall be entitled to enter upon the Lot and remove the fence, hedge, or other obstruction and recover all costs incurred from the owner of the Lot.

**D-108 Landscaping of Premises.** Within 30 days after occupancy or closing on any residence in I'On, the owner of said property shall complete the landscaping of the premises in accordance with a landscape plan approved by the I'On Design Committee (IDC). Failure to complete the landscaping in accordance with an IDC approved plan shall result in a \$250.00 fine for every month in which the property remains out of compliance. Owners of currently occupied homes shall have until January 1, 2009 to bring their premises into compliance with this rule.

**D-109 Common Area Use.**

The Commons are a great natural asset for I'On residents. These lands were permanently set aside to benefit current and future residents, and provide an educational area for those interested in plants and wildlife. The preservation of these areas depends primarily on the cooperation of I'On residents. Our investment in the Commons can be enhanced and maintenance costs kept at a reasonable level if certain rules are followed. Therefore:

- a) Planting, cultivating, harvesting or removing vegetation on common grounds without first obtaining written approval from the I'On Assembly is not permitted.
- b) Personal structures or the storage of personal equipment are not permitted on the Commons.
- c) Discarding refuse is not permitted on the Commons.