

**I'On Assembly Board of Trustees Meeting  
January 28, 2016**

**Members Present:** Bruce Kinney, Tom O'Brien, Lori Feehan, Tony Woody, Chad Besenfelder, Karen Dillard, Paul Gillis, David Thompson

**SCS:** Mike Parades, Lesley Ramey

**Guests:** Ed Clem, 167 East Shipyard Rd.

**Homeowner Forum:** Ed Clem attended to show his support for the Board and for the new landscaping company, The Greenery.

**Call to Order: 6:03 pm by Bruce Kinney.**

**Approval of Minutes:**

*Motion to approve the November 19, 2015 Board of Trustee Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the December 17, 2015 Board of Trustee Organizational Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the December 9, 2015 Annual Meeting Minutes Draft. Motion Seconded. All in favor. Motion passed unanimously.*

**Presidents Report:**

Mike Parades stated he had the final numbers for the bill sent to Tom Graham regarding the I'On Club's share of the costs for the boating facilities at the Creek Club. The 2014 bill is \$42,633. The 2015 bill is \$7,439 for a total now due of \$50,072. The 2016 Assessment will be \$1,984 per quarter. The portion related to reserve funding will go into reserves. These numbers were not available when Bruce prepared his report.

Bruce reported on a fence issue that was not included in the President's Report. In 2015, the IDC, during a project submittal review, identified a fence on the marsh path that encroached onto the common area. The current homeowner did not build the fence but has built landscaping and irrigation around it. This was approved by the IDC in 2010 with the existing fence and property line noted. The homeowner has requested the Assembly grant an encroachment agreement. If the fence is damaged, it can only be replaced as it is now and will be replaced at the cost of the homeowner. Our legal counsel recommends an encroachment agreement be drawn at the homeowner's cost. However, this will not be a precedent setting agreement, and any future case would be handled individually. Bruce recommends granting the encroachment agreement to be drafted by our counsel. The agreement would be granted in perpetuity.

Tony Woody stated he would vote no on the agreement because future boards shouldn't be bound to the agreement if they want to use the common HOA property.

*Motion to approve an encroachment agreement for the fence on the marsh path. Motion seconded. 7 for, 1 against. Motion approved.*

**Confirmation of Committee Members:**

*Motion to approve the 2016 Board of Appeals Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Covenants Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

Discussion followed on the need for 3 paid individuals on the IDC. Mike advised the Board the IDC was looking into the need for 3 paid advisors at each meeting this year. It was also noted who the voting members were on the IDC.

*Motion to approve the 2016 IDC Members. Motion seconded. All in favor. Motion passed unanimously.*

Tom O'Brien informed the Board that John Krainin had elected not to serve this year. Chris Colen volunteered to come on board.

*Motion to approve the 2016 Dock Amenities Sub Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Dog Park Amenities Sub Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Athletic Field Amenities Sub Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Communications Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Infrastructure and Landscaping Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Community Garden Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

*Motion to approve the 2016 Legal Committee Members. Motion Seconded. All in favor. Motion passed unanimously.*

**Manager's Report:**

Mike Parades did not do a formal report but wanted to highlight a few key activities.

Compliance efforts have started in the neighborhood. Notices will be sent out to homeowners who are in violation of the Maintenance Guidelines or the I'On Rules and Regulations. Lori Feehan sent Meegan Graham a draft article about compliance effort beginning for the February Newsletter.

Mike is working on boat storage and short term rental issues.

Additionally, Mike recommended the Covenants Committee propose amending the I'On Rules and Regulations to reflect the town of Mount Pleasant Codes regarding animals on leashes after receiving complaints from the community.

Discussion followed with Lori Feehan asking if the Board would be supportive of that effort. Tony Woody asked for clarification about the hierarchy of town code and HOA code on HOA owned property (i.e. Mabank Green). Lori clarified that town code was foundational, but HOA rules govern for HOA owned property.

**Covenants Committee:**

Lori Feehan reported the Covenants Committee is working to create a clear definition of public realm as issues have been raised about the screening of trash bins. Complaints have come up about appropriate screening and what is public realm.

**Communications Report:**

Karen Dillard asked for the Board's support in creating a logo for the I'On Assembly and I'On in general. She stated they were meeting with I'On Trust to discuss using their brand or building off of their brand in order to be consistent throughout the neighborhood.

The Communications Committee is also working on exploring the idea of developing a mobile app for I'On. Karen will be meeting JoAnn Stadtmueller to discuss options.

There are also efforts being developed to streamline communication efforts across the various outlets.

Mike asked if Karen had an estimate to the cost of the branding. She will have an estimate at the next Board meeting.

**Amenities Report:**

Tom O'Brien thanked Lori Feehan and CJ Pelletier for their assistance in the 2016 Amenities Survey. Tom asked for the Board's input selecting subcommittees and volunteers for the subcommittees as well as defining the principals of selecting a project.

The survey received 482 responses with a very small percentage of duplication. There were roughly 100 potential volunteers. Lori informed the Board the survey's response rate was phenomenal, and the demographic breakdown was even across the board.

Bruce mentioned the number of responses suggesting we maintain what we have. Tom informed the Board the money was in operational accounts to maintain our current amenities. With the new landscaping company, the neighborhood will begin improving as the money is being used efficiently. Paul added that the Capital Projects fund would receive an additional \$45,000 in funds each year.

Tom is moving forward with developing committees for the Waterfront Park and the Sports Court based on the survey results. An exploratory committee will be formed for the Dock Extension. These committees would begin the process of developing a detailed plan and budget for the projects. He asked for suggestions from the Board on potential members of these committees. Karen asked about the costs of the Waterfront Park and Sports Court. Tom estimated the costs at \$30,000 for the Sports Court and \$60,000 for the Waterfront Park.

Discussion arose about applying for a permit for the Dock Extension. It was decided the Dock Extension Committee would decide when to apply.

Mike Parades mentioned other projects not in the survey that needed attention including the alley turn radius upgrades and lake aeration issues. These projects are not included in Reserve Funds.

Karen Dillard requested information about the communication needs for this survey. Tom directed her to Barbara Fry who had information on the last survey's communications plan.

**Finance Report:**

Paul Gillis informed the Board the Finance Committee would be transitioning to a summary report rather than the detailed report it has been getting. He would also like to develop a running Master spreadsheet to track actual cash and spending vs the projected cash and spending. The community will be incurring a large number of costs in the next 8 years, and the finances are in good condition to absorb those costs.

**IDC Liaison Report:**

David Thompson reported the IDC would like the Board to continue to push and support efforts to bring homes into compliance. The IDC would also like a program developed where new Homeowners are introduced to the role and goal of the IDC. In addition to this program, Mike Parades has offered to speak to realtors about the I'On Governing Documents and operation so they will be able to pass on the information to potential new residents.

Mike added there were 85 re-sales in 2014 generating approximately \$105,000 and 79 re-sales of homes in 2015, generating \$112,000. In comparison to 2014, it appears values in the neighborhood are rising. Mike added he would be willing to hold a new Homeowner orientation quarterly to introduce new residents to all aspects of I'On.

Tony Woody brought up homeowners not being allowed to sit in or present in front of the IDC. Discussion followed regarding the process the IDC uses and allowing homeowners to present their case or sit in the room.

**Landscape and Infrastructure Committee Report:**

Tony Woody asked the Board to approve the rejuvenation of Eastlake and Westlake plant materials as recommended by the Greenery at a cost of \$2,250 drawn from the Capital Reserves.

*Motion to approve the rejuvenation of Eastlake and Westlake plant materials. Motion Seconded. All in favor. Motion passed unanimously.*

Discussion followed regarding establishing a communications schedule with the Greenery when spraying occurs for the safety of community members and pets.

Mike is gathering proposals for rejuvenating the athletic field. The proposals will be presented at the next Board meeting.

Tony Woody also confirmed the beginning of construction on the crosswalk project and a tree company beginning on this year's street tree pruning.

Lori Feehan inquired about communication efforts to keep the community up to date on the landscape rejuvenation efforts.

**I'On Trust:**

No report from the Trust. It was noted The Trust will not require funding from the I'On Assembly this year.

Bruce Kinney asked for a volunteer to be the Board's Trust Liaison. Tom O'Brien volunteered.

*Motion to approve Tom O'Brien as the Board's Liaison to the I'On Trust. Motion Seconded. All in favor. Motion passed unanimously.*

**I'On Company Liaison:**

Chad Besenfelder noted the last item to be completed for turnover of the canals is the installation of new circulating pumps in the canals. The Founder agreed to provide the funding for the pumps. The Founder will pay the funds to the Assembly and the Assembly will then have the installation done so that the Assembly holds the warranty. Chad has requested a check which should be received shortly. With the completion of pump funding, the deed transferring the canals will be recorded.

Chad asked Mike about the speed limit signs being removed. Mike replied they were being taken down by our maintenance man. Mike also informed the Board the Town of Mount Pleasant Traffic Committee should be looking at the speed hump proposal within the next few months.

It was noted the Town has offered to meet with any HOA to discuss issues of mutual benefit. All agreed this would be a good idea. Mike was asked to set up a meeting.

**Closing Remarks:**

Bruce discussed the history of the transfer fees and how they are serving their purpose by providing for the maintenance and growth of I'On.

Mike updated the Board on outstanding Assessments. 2016 Assessments are tracking better than this time in 2015.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 7:32pm.**

Respectfully submitted by

A handwritten signature in black ink, appearing to be "Mike", is written over a horizontal line.