

**I'On Assembly, Inc.**  
**Board Organization Meeting**  
**January 14,2017**

**Members Present:**

Tom O'Brien, Matt Walsh, Michael Purcell, Jody McAuley, Lori Bate, Paul Gillis

**Members Present by Telephone:**

Karen Dillard

**Member Absent:**

Chad Besenfelder

**Others Present**

Bruce Kinney, Outgoing President; Mike Parades, I'On General Manager

The meeting was called to order by Bruce Kinney at 10:00 am.

Bruce noted that his primary purpose for attending is to call the meeting to order as President and preside as President until his successor is elected, at which time his successor will take over chairing the meeting.

**Election of Officers**

President: *Jody McAuley was nominated and seconded. There being no other nominations, Jody McAuley was elected by unanimous consent. Bruce Kinney turned the meeting over to Jody McAuley.*

Election of Officers continued as follows:

Vice Pres.: *Tom O'Brien was nominated and seconded. There being no other nominations, Tom O'Brien was elected by unanimous consent.*

Treasurer: *Paul Gillis was nominated and seconded. There being no other nominations, Paul Gillis was elected by unanimous consent.*

Secretary: *Karen Dillard was nominated and seconded. There being no other nominations, Karen Dillard was elected by unanimous consent.*

**Committee Assignments**

Committee Assignments were agreed to as follows:

Communications:	Karen Dillard
Finance:	Paul Gillis
Amenities:	Matt Walsh
IDC:	Lori Bate
Landscape & Infrastructure:	Michael Purcell
Covenants:	Tom O'Brien

Bruce Kinney recommended the Board continue on with Shawn Willis as Legal Counsel. Bruce Kinney praised the work Mr. Willis has done for the community and how knowledgeable he was regarding HOA related issues.

Tom O'Brien recommended Jody McAuley join and lead the Legal Committee. Tom O'Brien informed the Board the committee was created to promote continuity while the lawsuit is ongoing. The committee is comprised of the most recent Board President, the current Board President, and Tom O'Brien. The Committee must always go through the Board for any decisions. Tom O'Brien asked that Bruce Kinney continue to serve on the Legal Committee. Bruce Kinney agreed to do so.

Tom O'Brien expressed concern over a potential legal challenge to the Board's authority to add the potential sports court. A resident felt this was illegal and has stated they would bring a lawsuit. Tom O'Brien asked for the Board to solicit Shawn Willis to issue a legal opinion on the Board's authority to add amenities. Tom O'Brien also expressed concern over the response to the broadband issue.

Lori Bate inquired about the Board's response to misinformation in the community particularly about the sports court. Karen Dillard informed the Board the petition did not require a response. Karen Dillard also reminded the Board that members should not respond to anything on NextDoor I'On as it is not a formal channel for the Board. Residents send formal responses to the Management Office, and those are sent to Board Members for them to review prior to a vote. Matt Walsh noted that anyone can sign a change.org petition. For his personal experience, he stated a petition could only be helpful if the owner of the petition checks for I'On residency and does not count multiple signatures from a single household. Matt Walsh expressed concern about some of the false information included on the petition and how the information might have impacted a person's decision to sign the petition. Tom O'Brien also expressed concern about misinformation, stated a misinformation strategy potentially needed to be developed. Jody

McAuley agreed these were important issues, but felt they should be table for the time being and the Board will create a time to debate these topics.

Karen Dillard stated if a statement goes out, there needs to be next steps included in it. All agreed.

Tom O'Brien offered to have a conference call with Jody McAuley and Shawn Willis to review the issue of Board authority. Mike Parades stated it was a good idea to get a legal opinion, but that the documents allowed the Board to add amenities and cautioned against voting before soliciting community opinions. Tom O'Brien stated the legal opinion would be ordered and that would be all that was done with the lawyer. Jody McAuley asked if the lawyer was on retainer or if he was paid hourly. Paul Gillis confirmed he charged by hour and the legal budget was often exceeded. Jody McAuley suggested community members with legal backgrounds have a subcommittee to look at this issues. Mike Parades cautioned against that. Tom O'Brien stated the community's lawyer should be present at Annual Meetings to answer questions.

*Motion to solicit a legal opinion from Shawn Willis, Assembly Legal Counsel, regarding the Board's authority to add amenities. Motion seconded. Motion passed unanimously.*

There being no further business, the meeting adjourned at 10:25 am.

Respectfully submitted by



Secretary