

Approved 6-14-2015 BOD Meeting

**Innerarity Island Association, Inc.
Board of Directors Meeting
April 19, 2015**

Call to Order: A quorum being present, the quarterly meeting of the IIA, Inc. Board of Directors was called to order at 4pm on April 19, 2015 at the 5740 Red Cedar by Brooke Agers, President. The required notice was posted on the Community Bulletin Board with more than a 48-hour notice.

Board members present: Brooke Agers, Peg Gilmore, Ray Moody, Donna Tinker, Leigh Dawkins, Neil Myers and Glenn Barbee.

Board members absent: None

Others Present: Jimmy Sherouse, Judith Wittig and Tom Lange

Approval of Minutes: Ray Moody moved to approve the minutes of the January 18, 2015, meeting with Glenn Barbee seconding. Motion passed unanimously.

Officer's –

President Report – None
Secretary Report - None

Treasurer Report –

Revenues	Mar-15	YTD
Assessments	\$ 3,120	\$ 43,887
Late Fees	\$ 7	357
Interest Income	\$ 0	2
Miscellaneous Income	\$ 0	0
Road Impact Fee	\$ 0	0
Reimbursements - Russell Bayou	\$ 0	1,779
Total Revenues	3,127	46,025
Expenses		
Bank Service Charge	0	18
Impact Fee Refund	0	
Gate Insurance	0	0
Insurance	0	897
Taxes - State Registration	0	87
Meeting Expense	0	162
Legal Expense	2,421	5,447
Miscellaneous Expense	0	173
Postage	0	625
Collections & Accounting	700	3,500
Island Social Events	0	0
Right of Way Mowing	0	1,850
Misc/General Maintenance	0	110

Gate - Landscaping	0	120
Gate - Telephone Expense	146	654
Gate - Repairs	0	856
Gate - Electrical Expense	125	623
Total Expenses	3,392	15,123
Net Operating Income	(264)	30,902
Other Expenses		
Community Park & Greenway Imp.	877	8,482
Drainage Repairs	0	0
Net Income	<u>(1,142)</u>	<u>22,420</u>

Cash @ March 31, 2015	\$53,614
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Receivables @ March 31,2015	\$18,414
Receivables @ March 31,2014	\$11,226

Line Number	Innerarity Island Association-Financial Statement & Budget	2015 Budget	Adjustments	2015 Revised
	Beginning Cash Balances:	Budget		Revised
1	Operating Account	16,194		
2	Reserve (Savings) Account	15,000		
3	Total	31,194		31,194
4	Receipts:			
5	Dues	55,000	-6880	48,120
6	Special Assessments & Late Fees	200		200
7	Reimbursements- Russell Bayou	1640		1640
8	Road Impact Fee	500	500	1000
9	Misc. Income	50		50
10	Total Receipts	57,390		51,010
11	Operating Disbursements:			
12	Insurance	1500		1500
13	Taxes	200		200
14	Meeting Expense	200		200
15	Legal Expense	10,000		10,000
16	Miscellaneous Expense	1000		1000
17	Postage	1,000		1,000
18	Management Fees	8,400		8,400
19	Island Social Events	500		500
20	Right of Way Mowing	7700		7700
21	Misc/General Maintenance	1000		1000
22	Gate-Landscaping	500		500
23	Gate-Telephone	1500		1500
24	Gate-Repairs	5000		5000
25	Gate-Electrial	1100		1100

26	Gate Insurance	900		900
27	Street lighting			
28	Total Operating Disbursements	40,500		40500
29	Other Disbursements:			
30	Community Park & Greenway	3,500		3500
31	Road Resurfacing	0		0
32	Refund impact fees	0		0
33	Drainage repairs	21,000	-16000	5,000
34	Total Disbursements:	65,000		49,000
35	Net Operating Income	(7,610)		2,010
36	Ending Cash Balances:			
37	Operating Account	8,584		
38	Reserve Account	15,000		
39	Total	23,584		33,204
	Line 5 - 2015 budget assumes current dues of \$200/home and \$80/lot.			
	Line 12 and 26 -Rebid insurance and reclassified amount related to gate.			
	Line 15 - Revitalization of covenants			
	Line 20 -Budget = Six right-of-way and two greenway mowings			
	Line 21 - Current charges offset by \$800 from sale of gate remotes			
	Line 33 - Repair culverts on N.Shore Dr.			
	Line 38 - Reserve for capital expenditures and deferred maintenance.			

Discussion: Donna Tinker moved and Glenn Barbee to begin foreclosure procedure when dues are two years delinquent. Peg Gilmore moved and Neil Myers seconded tabling the motion until we could get input from Cheryl at EPM.

Committee Reports:

ACC Committee

ACC Report to
Board of Directors
Innerarity Island Association, Inc.
April 19, 2015

Committee Members: Tom Lange, Martha Desposito, Neil Myers and Gary Wraalstad

In Progress:

Gramlich – 16325 North Shore Road.

1. Pool in back yard requiring removal of trees
2. Move exterior stair way.

Richards – 16278 North Shore Drive.
Remodel exterior in keeping with existing design, materials and colors.

Approved:

Nielson – 16407 North Shore Court – New home construction

Cuny – 5458 North Shore Road – New Home construction

Tree Removal:

Stanmore – 16470 Innerarity Point Road – Oak in back yard.
Denied: did not meet criteria

Kelson – 16501 Innerarity Point Road - Two oaks, one in front and one in back yard.
Approved: Met criteria diseased and bug infested.

Richards – 16278 North Shore Drive – Two oaks in front yard
Approved: One uprooting driveway and one rotten, splitting and dying.

Ratification of ACC members: Our charter requires that the Board ratify ACC members; therefore, I am so requesting.

Peg Gilmore, Chair

Discussion: Board ratified current ACC members.

Discussion: To avoid any impression of impropriety Peg Gilmore asked the Board's permission to top two large trees that are overhanging her house. Permission was granted.

Discussion: Peg Gilmore asked what the Board thought about asking Tomas Ondra to be a consulting member of ACC. He is a resident of the Island and a builder and could provide expertise in construction. The Board agreed.

Gate Committee – No report

Gate Beautification/Garden Club –

Community Lot & Gate Beautification Committee Report

The community lot project is near completion, with the exception of bench seating installation along one side of the pier.

Two loads of dirt were added to the lot before the walkway was installed.

The split rail fence was built by our wonderful volunteers, Kip Tinker, AJ Desposito, Dick Monish, Al Dawkins and Tom Lange.

The project came in right on budget at \$3522.

The picnic tables were paid for by an anonymous donor who donated \$1000. The tables were built by volunteers, Ray Moody, Al Dawkins and Randy Fussell.

We plan on building a swing set with donated dollars. This depends on when our volunteers have the time to accomplish this.

Discussion: The addition of a swing set was discussed and pended until we can get input from Cheryl, EPM, regarding liability.

Discussion: Can we get rid of the bricks that are stored at the Community Park? Tom Lange will talk to Kip with the intent of finishing the fence which is now being held up by the bricks after which a sign will be posted saying "Free Bricks."

Discussion: Landscape maintenance at front gate. Per Donna Tinker Plant Depot will maintain the front gate for \$125 a month. Mowing will be done by Mike Gray as was previously decided by the BOD.

Gate Camera Maintenance - Glenn Barbee presented a note from Lori Gerritsen thanking him for the Bdrive. She gave it to the police and the thieves were caught.

Roads Committee – No report

ROW, Greenways & Community Park Lawn Maintenance Committee – No report

Picnic Committee – While this Committee is currently inactive, Leigh Dawkins announced a Meet and Greet to be held at the Community Park on Saturday, May 2 at 5pm.

Finance Committee – See Treasurer's report.

History Committee – No report

Old Business:

A. 16330 North Shore Road: Culverts have been repaired.

B. Gate/Russell Bayou status: No action

C. Website update: Brooke Agers and Peg Gilmore will meet with EM | PM on April 24, 2015.

D. Entry sign: Per Brooke Agers, Website address will be posted after website has been updated. Facebook information will be posted.

E. Water System: Water System – 4/9/2015 The BOCC funded the final Ken Horne study that will give a "snapshot in time" assessment of the actual condition of the system on the island. This critical step is needed to create the "same sheet of music" and will be

the basis of discussion moving forward with ECUA. From there, we will work with ECUA to determine the corrective actions needed to turn over the system to them. It WILL NOT be the \$7Mil "Cadillac Plan" discussed before, neither will it be turned over without any corrective action on the deferred maintenance issues. It will be the closest thing we can get to equitable to the island residents and the other ECUA rate payers.

New Business:

Innerarity Shores Revitalization – Per Ray Moody: the BOD can renew if consent is unanimous. This has to be done by 2017 and Ray would like to get it done in advance. Ray will talk to our attorney to get proper wording for the motion to revitalize and will verify that we do not have to go through the revitalization process again since Peg Gilmore pointed out that the Covenants say “twenty years.”

Adjournment: There being no other business, Glenn Barbee moved and Ray Moody seconded that the meeting be adjourned. Motion carried unanimously and meeting was adjourned at 5:18 pm.

Submitted by: Secretary

Approved by: President