

Innerarity Island Association, Inc.
Board of Directors Meeting Minutes
December 3, 2018

NOTE: THESE ARE UNAPPROVED MINUTES ONLY. THEY WILL BE REVIEWED, POSSIBLY AMENDED, AND APPROVED AT THE NEXT ANNUAL MEETING

Call the meeting to order at 6:08 pm

Calling of the Roll & Certifying Proxies

In attendance: Terry Bergstrom (TB), Geoffrey Fournier (GF), Gregg Slawson (GS), Dennis Geary (DG), Annette Thompson (AT)

Board members absent: Leisa Deutsch and Mike Pittenger

Cheryl Kelley (Etheridge Management) announced homeowner attendance: 68 present along with 19 proxies, for a total of 88. Quorum met.

Approval of 2017 Annual Meeting Minutes

Moved by GS, seconded by GF. Motion passes.

2018 Financials (DG)

Dennis Geary presented the 2018 final budget and the fiscal year 2019 budget based on dues structure remaining at \$300 per improved lot and \$120 for unimproved lot. A variance of plus \$6474.65 reported is due to the excess of fees from construction road impact fees. 2018 finances incurred the following major expenses: legal fees, mowing and landscaping fees, gate fees, management fees

Total current assets: \$210,602.03

There is \$100,053.37 in the road fund. The board prefers waiting until all sewer work is complete on the roads before beginning the process.

If any homeowner would like a copy of the full financial report, contact Cheryl at Etheridge; she will send them out.

Gary Wralstaad made a motion to approve 2019 budget. Seconded by GS. Budget passes.

Update on ECUA Water/Sewer Improvements

TB: According to lead engineer Ken Horn, the plan is 30% completed. Expecting 60% completion by December—waiting on a land transfer in Russell Bayou. Not sure when rest. Then they will bid out the work. Sometime late spring/early summer before construction starts. Don't know how long it will take. At the end will come up with MSBU special assessment. Still auctioning lots off on island to apply to the MSBU. None have sold in the last three auctions.

Committee Reports

--ACC

Melissa Geary: 15 new home builds, 6 complete and occupied, 7 currently under construction, 4 done by end of January. 2 or 3 approved not quite started yet. Looking to spring, I'm aware of 6 or 7 new ones submitted for approval.

--Covenant & Bylaws Revision/Straw Poll regarding allowance of Short-Term leases

TB: We started a committee to bring Bylaws up to date. Gary Wralstaad is heading it up. We've had island residents propose changes. We are looking at square footage of homes and short term leases, as well as codifying Seascape changes. A straw poll was taken to advance rewriting the Bylaws to prohibit short term rentals. 67 vote in favor to prohibit short term rentals.

--Island Beautification and Improvement

TB: New committee will look at short and long term around island. Jayne Ward in charge.

--Gate

DG and Kevin Wilband: Fobs go away in 45 days (around January 15, 2019). We have taken over the security software of the gate. The entire pedestal was rewired. Went over gate process of change, new security features, and distribution of codes and RFID stickers. The slide show presented will be posted on the island website.

--Seascape Conservation Effort

Report from Rod Powell presented by GF in Powell's absence.

Brooke Agers: Recommend—before you can restrict areas, it needs to be voted on by the association. If it's a no golf cart, no ATV, no go carts for kids, then that needs to be in the Covenants. Motion to keep all the motorized vehicles out of conservation area and greenways by Barb Lachut, seconded by Tom Lang. Motion to table proposed change for a future time, by Valentine XXXX, second by Sam McKnight. A straw poll was taken to determine how many attendees are in favor of eliminating motorized vehicles from the conservation area. Almost unanimously in favor. Motions tabled for further research.

Election and Announcement of 2019 Board of Directors

--Gregg Slawson, Kevin Wilband, Geoffrey Fournier, Terry Bergstrom, Annette Thompson, Sam McKnight

Adjournment

Meeting adjourned 8:08

2019 HOA Board of Directors:

President: Kevin Wilband

VP: Geoff Fournier

Secretary: Annette Thompson

Treasurer: Terry Bergstrom

At Large: Gregg Slawson and Sam McKnight