Minutes from Board Meeting

held April 6, 2008

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Innerarity Island Association, Inc.
Board of Directors
Meeting Minutes
April 6, 2008

Opening: The regular meeting of the IIA, Inc. Board of Directors was called to order at 5:05 pm on
April 6th at Innerarity Point Fire Station by Ray Moody.

Present: Ray Moody, Saundra Drummer, Kip Tinker, Ken Bass, Glen Barbee, Dick Wetzel,
Ramsey Greene, and Rod Powell

A. Approval of Minutes
Ray Moody made a motion to approve the minutes of the January 6th meeting, with Dick Wetzel seconding. Motion passed unanimously.

B. Gate Committee Report
Ken Bass, chairman for the gate committee, provided cost estimates and a written report.
Ken Bass recommended moving forward with plans to relocate the gate. Ensuing discussion uncovered that it could take 2-3 months to accomplish. Kip Tinker inquired about the cost of a split arm gate design, versus the single swinging arm; but Ken Bass indicated that the cost would be higher than the current design. Ray Moody made a motion to accept the costs to move the gate, with Dick Wetzel seconding. Board voted unanimously to move the gate.

C. Causeway Committee
Rod Powell reported on the status of the causeway. He indicated requests went out for qualifications to determine interested parties for completing the work. An engineering firm has already been selected. One possible issue that could arise is if the cost of the project is over estimates by more than 10%. One possible cost reduction may be the placement of wastewater pipes along the causeway. If the projects timing coincide, then ECUA may bear some of the costs.

D. Architectural Control Committee
Dick Wetzel reported on the current/continuing issues, action items, and approvals/applications facing the architectural control committee. Dick Wetzel requested that any correspondence that is distributed to realtors and/or property owners
be carbon copied to the architectural control committee. The committee has had no reason to meet since the last board meeting.

E. Beautification and Greenway Committee
Kip Tinker reported on the beautification and greenway committee items. The new mowing contract will increase to $800 per month. Kip Tinker made a motion to accept the new contract, seconded by Dick Wetzel. Board unanimously voted to accept the new contract. Kip Tinker brought up for discussion the concern over maintaining greenways, and eliminating standing water in certain locations. Discourse ensued regarding locations
of problem areas, and costs associated with repairs and alterations. The general consensus was that it would be too costly for the value gained, given the shrinking budget
and the upcoming needs for road maintenance. Kip Tinker made a motion to spend $600 dollars removing trees from the community lot due to concerns by surrounding properties. Motion was seconded by Ken Bass, and unanimously approved by the board.
Finally, Kip Tinker recommended dropping the spring picnic due to financial concerns. Board agreed.

F. Covenants Committee
Saundra Drummer submitted a typed, legible copy of the covenants for the board's review. Amendments were included in the appropriate places in the original document, as well as notations regarding the dates, etc. of changes and modifications. A soft copy of the document will be sent to Ramsey Greene to attempt to recover illegible wording from the original mimeographed copies.

F. New Business

Ramsey Greene submitted a motion to return the dues to the previous amount of $200 per improved property from the current amount of $225; Ray Moody seconded. The difference would be credited to following years (2009) assessment. This is due to a possible legal challenge from Beverly and Shane Walker. The Walkers were present during the discussion, and allowed to speak to the matter. For the record, the Walkers stated that the matter was not their fault, their objection was purely on principal – not financial, and that the board was not following the literal interpretation of the covenants with regards to the matter. When questioned by Ray Moody with regards to how they would address the association's financial requirements, they offered no suggestions. With regards to the motion, Glen Barbee recommended the motion be amended to read that any person wishing the $25 refunded immediately, could request –in writing-a refund from Etheridge. Kip Tinker seconded the amendment. Rod Powell opined that the association ask for a legal opinion from our counsel with regards to the issue. Concerns were raised with regards to cost. Glen Barbee stated that association is financially sound
in the short term; however, erring on the side of caution, legal expenditures should be minimized until the causeway project is turned over to the county. The amended motion, seconded by Dick Wetzel, passes unanimously. Glen Barbee asked the Walkers if the above mentioned motion would satisfy their objections. They were unsure on this, but stated they would get back to the board with regards to this matter. Kip Tinker made a motion to allot $2000 for legal fees to clarify the covenants and by-laws with regards to dues. Ray Moody seconded. Glen Barbee states that previous legal opinions from our counsel regarding the covenants and by-laws are pertinent to the current issue. Kip Tinker withdraws motion. Glen Barbee submitted a report regarding the status of the budget for 2008. Sundance has paid for the rock work, etc. along the causeway. Glen Barbee discussed line item 22 which is a charge from Etheridge for tree removal. Also recommended was waiting until the second half of 2008 to incur road work related expense. Kip Tinker requested that tree removal be added to the budget for 2009. Ramsey Greene discussed concerns with Etheridge's record keeping. It was suggested by
several board members that an audit of the records at Etheridge Property Management is
in order. Ray Moody summarized the discussion as follows: relocate the gate first, as budgeted; hold off on roads till the second half of 2008, and hold an annual audit of Etheridge's records.

Adjournment:

Motion to adjourn was submitted by Kip Tinker, with a second by Rod Powell. The meeting ended at 7:00 pm. The next general meeting will be at 5:00 on July 13th.

Minutes submitted by: Ramsey Greene