Minutes from General Membership Meeting

held December 9, 2008

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

Innerarity Island Association, Inc.

Annual Meeting

Meeting Minutes
December 12, 2008

Opening:

The annual meeting of the Innerarity Island Association was called to order at 7:01 pm by Ray Moody. He welcomed members and guests, submitted the agenda, and introduced the current board of directors.

Board Members Present:

Ray Moody, Tom Bender, Saundra Drummer, Kip Tinker, Ken Bass, Glen Barbee, Dick Wetzel, and Ramsey Greene. Rod Powell has moved and left the board. Ray Moody noted that Glen Barbee, Saundra Drummer, Ray Moody, and Rod Powell are rotating off the board in 2009.

A. Approval of Minutes

Dick Wetzel suggested a correction to the previous annual meeting minutes to correct the spelling of his name on the second page. Tom Bender made the motion to correct the spelling of Wetzel. Dick Wetzel seconded, and the minutes as amended were accepted.

B. Beautification Committee Report

Kip Tinker introduced himself and his committee. He thanked his committee, and asked for assistance in keeping the island clean. The greenways have been intentionally neglected in

2008 due to financial concerns. Kip Tinker stated we would only be maintaining the mowable greenways involved with drainage. The landscaping around the new gate location will not be started until after the MSBU and sewer improvements are completed. He called for volunteers for his committee and for assistance with planning the gate landscaping. Furthermore, Kip Tinker stated that we would be planting some trees and sea oats on the causeway after the county completed the MSBU; however, the county would be responsible for the mowing on the causeway. Even though the spring picnic was cancelled due to financial concerns, the fall picnic was a success. Kip Tinker then turned to the subject of the recent vandalism plaguing the island. He had one of the defaced signs from Red Cedar. Instances of vandalism have occurred on Red Cedar and Seascape. Kip Tinker asked for vigilance in monitoring visitors to the island, and for the membership to please report anything suspicious to the appropriate authorities. Ray Moody added that the street light at the end of Red Cedar has been shot out three times in recent months. Tom Conrad followed up with do we have the money to maintain the necessary greenways in 2009; however, the question was tabled until the budget discussion. Dick Monish complimented Kip Tinker on both the fall picnic, and the signs he has placed. Tom Bender reiterated the need for more vigilance by all members in monitoring visitors on the Island, prompting Thorton Gardner to ask about the necessity of keeping the gate open during daylight hours. Ken Bass replied that the gate was kept open during regular daylight hours to allow for contractors and the school bus. There was discussion about other gated communities keeping their gates closed most of the time and this would cut down on trespassers and uninvited visitors.

C. Architectural Control Committee Report

Dick Wetzel thanked this year's Architectural Control Committee; Peg Gilmore, Martha Desposito, Michael Gartman and Tom Bender as Vice-Chair. He said that 2008 had been relatively quiet compared to 2007. All but one project that had carried over from 2007 were completed in 2008.He reminded the membership that any new projects require the approval of the Architectural Control Committee. Martin Haygood asked if this included the removal of dead trees. Dick replied not if they are totally dead. Ty Lim inquired about the recent signs posted at the front of island regarding re-zoning the property for development. The general consensus was that concerns over the re-zoning was being looked into by the Board but should also be addressed to the county as individuals. Dick Wetzel supplied his official report which is attached to these minutes.

D. Roadways Report

Van Goodloe presented the road report to the membership, and thanked his committee. He stated that no paving was done in 2008 due to financial and other concerns. The next road scheduled to be paved was Innerarity Point Road east up to the MSBU Project. After reviewing the seven year road plan, he pointed out that all dates have slipped by one year. For 2009, the plan is to finish paving Innerarity Point Road, and perform minor repairs to sections that have been damaged. Van Goodloe pointed out that the road paving plan is on the website. Geoff Fournier asked if we would be doubling the amount of work done every other year. Van

Goodloe pointed out that we save the staging cost by combining years and doing road repaving every other year..

E. Causeway Committee Report

With Rod Powell absent, Tom Bender gave the causeway report, and provided an update on the status of the MSBU. Currently, the county is at the 60% cost estimate, and the projected cost of $700,000 is within budget. When the county gets to the 90% cost estimate, they will begin the bid process. Tom Bender reported that this was expected to happen by late December, with bids in February. Construction was estimated to begin in May. At that time, traffic will be restricted to one lane, and the speed limit will be reduced. Art Lami asked how much the road would be raised by the county. Tom Bender replied he believed it would be in the neighborhood of 6-8". Kyle Roberts asked why it was not going too raised any higher. Kip Tinker replied that it is due to environmental issues, and Dick Wetzel confirmed this. Bob Messler asked if the low spot beside the town homes would be raised, and Tom Bender replied that it would. Dick Monish inquired as to the start date of the assessments. Tom Bender replied that it would begin the following year. Stephen Gray asked what the speed limit would be after the work was completed. Tom Bender replied that it will be 25 mph for the entire island.

F. Gate Committee Report

Ken Bass presented the gate report. After the relocation of the gate was completed, some equipment had to be replaced due to the move and subsequent vandalism. He stated that the board would be further investigating security measures for the gate. Tom Bender reiterated for the membership to be vigilant with regards to potential vandalism. Stephen Gray asked about measures to limit damage to the gate from vandalism, and Charlene Schultheis asked about additional lighting for the gate area. Ken Bass stated that both of these concerns would be investigated further. Dick Monish asked if the membership should replace the batteries in their gate transmitters themselves. Ken Bass encouraged people to do just that. Joan Becht asked what was to become of the brick pile by the gate. Ken Bass stated that they would be used for future landscaping after the completion of the MSBU. Dale Boyd mentioned that he was the closest gate committee member to the gate, and that he had additional transmitters for sale. Art Lami mentioned that he thought cars could circumvent the gate by driving around the south side. Ken Bass stated that this would be solved by future landscaping. Chip Morris asked about pedestrian traffic through the gate. Chip asked if we could keep outsiders from trespassing on the Island. There was general agreement that it would be difficult to limit pedestrian traffic.

G. Etheridge Property Management Report

Ray Etheridge presented a report on behalf of Etheridge Property Management. He stated that 11 owners are delinquent on their dues. Of these 11, one house is in foreclosure, and 5 owe only for 2008. By December 13th, 2008, he stated that he would be able to place liens on the properties involved. If a property is in foreclosure, the association can only recover two years worth of dues. Glen Barbee asked if liens expire. Ray Etheridge replied that the liens expire after one year, and a 45 day notice of intent needs to be filed.

H. Budget Report

Glen Barbee directed everyone's attention to the budget. After he finished reviewing the budget items, it was stated that we would continue to save money wherever possible. Tom Conrad asked about funding for the greenways and any security to be added to the gate. Glen Barbee pointed out the line item for gate repair in reference to the security measures, and the line item for mowing in reference to the greenway maintenance. Beyond this, there is a miscellaneous expense category with a budget of $2000. Tom Conrad asked about funding a directory for 2009. Glen Barbee recommended we use money from miscellaneous and social events to fund the effort. Tom Conrad then requested that an information update form be sent out with the next letter. Shane Walker inquired about the retention of Etheridge Property Management at $700 per month as a possible excessive expense. Glen Barbee stated he felt Etheridge Property Management was doing a good job, and all alternatives that had been explored to date were more expensive. Van Goodloe motioned to accept the budget, with Tom Bender seconding. The budget passed unanimously.

I. Election of New Board Members

The nominating committee nominated four (4) members for election to the board of directors for 2009; Peg Gilmore, Leigh Dawkins, A.J. Schultheis, and Dale Boyd. All people being elected since 2007 are for two year terms. Joan Becht asked how the nominating committee selected the list, and why the process was not more widely advertised. She pointed out that meeting minutes from the 2007 annual meeting showed Tom Bender being elected for one year, not two. Ray Moody replied that all members have been elected for two years since 2007. Ray also reminded the members that we ask for volunteers each year for committees and the board to sign the signup sheet maintained by Etheridge Property Management Company. Ray Moody then pointed out Ray Etheridge to the members. Ray Etheridge briefly stood up holding a clip board for volunteers to sign after the meeting. The 2007 minutes were determined to be incorrect. Van Goodloe made a motion to correct the minutes to read "the committee nominated Tom Bender and he was elected for a two year term…". Ramsey Greene seconded and the motion passed. It was also discussed that all of the 2008 nominees were elected for two year terms. Chip Morris nominated Paul Becht from the floor, who declined. He then nominated Joan Becht from the floor, and she accepted. Ray Moody motioned to close the nominations, with Ramsey Greene seconding. The motion passed. Subsequently, Peg Gilmore, Leigh Dawkins, A.J. Schultheis, and Dale Boyd were elected to two year terms.

J. New Business

Tom Conrad motioned that board of director meeting minutes be provided to him within 10 days after a meeting. Shane Walker attempted to second but discussion ensued with Dick Monish proposing an alternate motion to post only approved minutes. More discussion ensued with members agreeing with Glen Barbee that this was an all volunteer board and that ten (10) days was not reasonable. The discussion was leaning towards the web master being able to publish unapproved minutes before the next board meeting which is normally about 90 days. Tom Bender asked for the time in Tom Conrad's motion to be extended to 30 calendar days for

unapproved minutes, Geoff Fournier seconded his motion. Tom Conrad's motion carried as amended to 30 calendar days after a board meeting.

Adjournment:

Motion to adjourn was made by Ray Moody, with a second by Tom Bender. Motion passed unanimously.

Attachments:

1 Architectural Control Committee Report

2 Budget

Minutes submitted by: Ramsey Greene

Approved by:

ATTACHMENT #1

Architectural Control Committee Report

First, I would like to thank this year's committee: Tom Bender, who served as co-chair and was past chair of the committee, and committee members Peg Gilmore, Martha Deposito and Michael Gartman.

The committee had a rather quiet year, only meeting on two occasions. Several projects carried over from previous years and were completed in 2008 including a new home construction and garage addition. The only major projects begun this year were a new home construction on Innerarity Circle which should be completed early next year and the installation of a pool, fencing and landscaping to a home completed in 2007. Other renovation or improvement projects to existing homes approved during the year included privacy fencing, removal of trees greater than 5" DBH, and a driveway replacement. Other than minor requests generally asking for advice or information and not requiring action on the part of the committee, this constituted the business of the committee for the year.

I would like to take this opportunity to remind the association members of the most common projects requiring approval of the ACC. This obviously includes the construction of new homes but equally so renovations to property that include but are not necessarily limited to the addition

of fences, pools, decks, patios, driveways, terraces, walkways, attached structures, etc. As you know our covenants and restrictions specifically prohibit outside storage buildings or utility trailers being used for that purpose. Also, the removal of trees greater than a 5" diameter at breast height (DBH) requires approval.

Copies of this report as well as committee reports to the Board of Directors are available on the Innerarity Island Association website.

Respectfully submitted,

Dick Wetzel, Chair

ATTACHMENT #2

BUDGET for 2009

INNERARITY ISLAND ASSOCIATION
2009 PROPOSED BUDGET

Line #		2008 Budget	2008 Actual	2008 Variance	Proposed 2009 Budget
1	**Beginning Balances**				
2	Operating Account	9177	9177		36242
3	Reserve (Savings) Account (& CD)	20711	20711		24704
4	Total	29888	29888		60946
5	**Estimated Receipts:**				
6	Dues	58625	55462	-3163	53400
7	Interest Income	450	493	43	50
8	Road Impact Fee	1000	3500	2500	3000
9	Special Assessments & Late Fees	200	190	-10	200
10	Reimbursements-Sundance & Russell Bayou	7251	6240	-1011	4930
11	Reimbursements- Insurance		(4365)	4365	
12	Total Receipts	67526	70250	+ (2724	61580
13	**Disbursements-Operating Costs:**				
14	Insurance	5620	3423	-2197	3600
15	Taxes	600	316	-284	320
16	Taxes-Prep of Return	160	200	40	200
17	Meeting Expense	200	80	-120	200
18	Legal Expense	6000	177	-5823	6000
19	Miscellaneous Expense	2000	173	-1827	2000
20	Postage	700	1523	823	1500
21	Management Fees	8600	8340	-260	8600
22	Right of Way Mowing	2500	3000	500	3600
23	Misc/General Maintenance	400	1180	780	400
24	Island Social Events	800	258	-542	500
25	Street Lighting	700	33	-667	700
26	Gate-Electrial	200	637	437	650
27	Gate-Repairs	2000	604	-1396	5000
28	Gate-Telephone	800	652	-148	800
29	Gate-Landscaping	700		-700	1000
30	Causeway Mowing	1200	1000	-200	600
31	Total Operating Costs	33180	21596	-11584	35670
32	**Disbursements - Capital Improvements**			0	
33	Relocate Gate	20000	18594	-1406	0
34	Road Resurfacing	35000	0	-35000	70000
35	Total Improvements	55000	18594	-36406	70000
36	**Total Disbursements:**	88180	40190	-47990	105670
37	**Net Operating Income**	**-20654**	**30060**		**-44090**
38	**Cash at End of Year/ Quarter**				
39	Operating Account	3234	36242		6856
40	Reserve (Savings) Account	5000	24704		11000
41	Greenway Impact Deposit (liability)		-1000		-1000
42	**Total**	**8234**	**59946**		16856

NOTES:
Line 6 includes $25 collected for 2008 dues to be refunded or credited to 2009 of $ 3,000.00
Dues of $5794 from 17 lots are in arrears and are yet to be collected for 2008 and previous yrs.
Line 10 next year Russell Bayou reimbursement for gate move & operating exp = $4930
Sundance falls off the agreement after completion of the causeway.