Minutes from Board Meeting

held July 13, 2008

Innerarity Island Association, Inc.
Board of Directors
Meeting Minutes
July 13, 2008

Opening: The regular meeting of the IIA, Inc. Board of Directors was called to order at 5:05 pm on
July 13th at Innerarity Point Fire Station by Ray Moody.

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

A. Approval of Minutes
Glen Barbee made a motion to approve the minutes of the April 6th meeting, with Dick Wetzel seconding. Motion passed unanimously.

B. Budget Report
Glen Barbee reviewed the budget and finances through June 30th. At this time, 120 members had elected to credit forward the $25. To date, 29 property owners had not paid dues. The following areas are running under budget: legal expenses, insurance, and miscellaneous expenses. Glen Barbee suggested drawing from the miscellaneous category to finish the mowing contract. Right of way mowing had jumped from $600 per cutting to $800. The causeway mowing is broken out from right of way mowing. To date, no action has been taken on roads. Ray Moody brought up the property owner who has not paid for 7 years. Glen Barbee stated he would follow up with Etheridge. At this point, they owe an amount greater than $1700. Glen stated that we already have a lien on the house.

C. Gate Committee
Ken Bass reported on the progress made in relocating the gate. He presented a letter he had prepared to inform the residents about the status of the gate, and reviewing procedures to operate the gate. It was suggested that owners also be informed that gate transmitters could be purchased from Etheridge. Rod Powell inquired about the lighting situation at the new gate location. Ken Bass responded that there would be a center light, but not on the sides. Dick Wetzel asked if we were reusing all existing equipment, and Ken Bass confirmed that we were. Dick Wetzel also requested the approximate time line for completion. Ken Bass was not sure the exact date, stating that three different contractors were involved. Tom Bender requested that the letters go out to both the house address and owners of record. Kip Tinker stated he would put up a sign informing

owners that the gate would soon be operational. Glen Barbee suggested putting a committee out near the gate for the first few evenings of operation. Finally, Rod Powell asked if we were moving the signs from the old gate location, as any left in place would be removed during the MSBU. Ken Bass affirmed that we would be moving the signs.

D. Causeway Committee

Rod Powell reported on the status of the MSBU. The engineering company is still working on the project, with a target date of November. The county wants to be at 90% projected cost before accepting the MSBU. So far, everyone is in agreement that we are within our parameters and estimate. Rod Powell stated the permits for work could take from 1 to 2 years, so there is still some time to go. Dick Wetzel asked if it would require an environmental impact statement. Any new people buying property should be notified of the MSBU by their respective title companies. In addition, Rod Powell brought up that Denison is still working with ECUA to close the existing water treatment facility.

E. Architectural Control Committee

Dick Wetzel reported on the architectural control committee, which met on June 23rd . Approvals included a pool and brick paver sidewalk. We have a pending application for new home construction on Innerarity Circle, however, we have not heard from the interested party for six months. All existing compliance issues have been resolved, save one. The structure at 5597 Innerarity Circle has been under construction since 2005, and is still not complete. Etheridge has sent letters detailing the violations with this property, but has not received any correspondence in return. There is red clay present in the yard, which can only be used in an enclosed foundation; and the pilings are not covered as detailed in the house plans and required by the covenants. After sending a certified letter on June 9th, and receiving no response, Etheridge has requested guidance from the board on how to further address this matter. Saundra Drummer inquired if DNR could take action on the red clay, and Kip Tinker asked about the possibility of utilizing code enforcement. Dick Wetzel didn't think either agency could make a case for any enforcement. Dick Wetzel also reported that Etheridge recently sent a series of letters to certain owners informing them of their existing responsibility for appropriate yard maintenance. There have been certain properties that have been in a perpetual state of disarray, only addressing the yard maintenance when a letter is received. Etheridge, through this correspondence, is informing the owners that we can mow the property if necessary. Kip Tinker informed our mowing contractor to mow the right of way on any unkempt properties. Tom Bender stated that some people seemed to respond to the letters as a reminder to mow the yard. With that, Tom Bender read motion 2008-5 authorizing Etheridge Property Management to take corrective action with respect to persistent covenant violations. Rod Powell seconded. After some general discussion, Ray Moody asked if we could simply turn Etheridge loose to do as they see fit. Dick Wetzel and Kip Tinker were in favor of this approach. The motion was passed 9-0 with the following amendments: Art. III section 3 was added to line 5; the wording of line 8 was changed to "...is to send up to three letters..."; and the wording of line 10 was changed to read "...a final letter will be...". Dick Wetzel brought up the general letter

that needs to be sent to the membership for informational purposes included much of what was being addressed in the discussion. He also stated that many of the violations he has reviewed have involved renters. Ray Moody clarified that we were creating rules, i.e. interpreting the covenants, restrictions, and by laws. Glen Barbee made a motion, to send the general information letter, motion 2008-4 in the same mailing as the gate letter. Kip Tinker seconded. Motion passed 9-0.

F. Beautification Committee

Kip Tinker reported on the status of the current mowing contract. He stated that he was stretching the current contract to meet the increased cost. The board was in unanimous agreement that we should return to monthly mowing. Kip Tinker also reported that greenway maintenance was being postponed until the fall, and that causeway mowing was temporarily suspended due to the survey flags for the MSBU. Kip Tinker said that the fall picnic was still in the works, with the time being 1 to 3 pm on November 9th . Finally, he reported that a landscaping plan for the new gate area would be put together, and the work would be done by volunteers.

F. New Business

Kip Tinker brought up the need to nominate someone to chair the nominating committee. Tom Bender nominated Ray Moody, with Glen Barbee seconding. Motion passed 9-0. Ray Moody introduced Keith Johnson as the new leadership for Russell Bayou. Ray Moody brought up that we have had unauthorized activity at night on both Red Cedar and Seascape. He suggested placing signs that informed everyone that this is private property. Rod Powell stated that we needed a general notice coming onto the island. Tom Bender said that the cost for the stated signs would be between $33 and $37 per sign, and reiterated that we have a sign coming onto the island already in place. Rod Powell felt that the sign should clearly state that the island is private property, trespassers would be prosecuted, and visitors are welcome during daylight hours only. Kip Tinker was of the opinion that simply stating that the island was private property should be sufficient. Kip Tinker agreed to take over responsibility for procuring and placing the signs. Ray Moody made a motion to do the signs for no more than $500, with Kip Tinker seconding. Motion passed 9-0.

Adjournment:

Motion to adjourn was submitted by Ray Moody, with a second by Tom Bender. The meeting ended at 7:00 pm. The next general meeting will be at 5:00 on November 9th.

Minutes submitted by: Ramsey Greene
Approved by: Ramsey Greene