

Innerarity Island HOA
Board of Directors Meeting Draft
7/30/2019

Current Board Members Present: Kevin Wilband (KW), Geoff Fournier (GF), Annette Thompson (AT), Terry Bergstrom (TB), Gregg Slawson (GS), Sam McKnight (SMc), Cheryl Kelly (CK) (quorum met)

Others Present: Melissa Geary (MG), Tom Lange, Gary Wraalstad (GW), Walt Brown, Martin Hochberg (MH), AJ Brown (AB), Karon Hull, Skip Hull, Gerri Dewey (GD), Gary Carmack, Lori Wilband, Steve Mims (SM), Rod Powell (RP)

KW called meeting to order at 5:00 pm

KW gave a decorum notice, announcing that the board will follow Roberts Rules of Order, and requesting all cell phones put on mute.

Approval of 04/30/2019 meeting minutes. **GF Move to accept minutes as drafted. Seconded by TB. Unanimous.**

1) Committee Reports

- a. **Treasurer's Report** CK: As of June 30, 2019, everyone in arrears on their HOA dues has been served, and we are making headway toward our goal of \$0 outstanding balance.
- b. **ACC** (MG): 5 new home approvals since last board meeting; 3 in April, 2 in June. 3 are Flynn (on IPR, N. Shore Road, N. Shore Cove), plus McDaniel on N. Shore Ct, and Thomas Robert on N. Shore Way.
- c. **Beautification Committee** (vacant)
- d. **Covenants Rewrite Committee** (GW) Requests complete list of homeowners' emails. KW: We cannot share that private information. Give the information to Etheridge and they will send it out. Respondents can communicate directly with you. GW: Does Etheridge have a system to allow email voting? CK: Our office is working on it for fall's annual meetings with all our clients. We don't have 100% emails for everyone yet, but almost everyone.
- e. **Drainage Committee** (SM) Ditch running between IPR and N. Shore Way is about 4.5' to 5' above sea level; it's not properly draining. We need a small backhoe to dig a ditch and slant it from the road to the water. **SMc: Motion that we get three bids to see the cost. After bids, have a phone vote of board members. AT second motion. Passes unanimously.**
- f. **Gate Committee** (KW) Will be fixing the rubber piece in front of gate on the speed bump. GD: A power surge last week caused the gate to remain open, and we went down and fixed it.
- g. **Lawn Committee** (GF): July cut complete.
- h. **New Management Search Committee** (TB, Dennis Geary, AT). No report.
- i. **Picnic Committee** (vacant)
- j. **Roads Committee** (GF): The plan to pave the roads that need it the most is on hold until sewer project is complete. TB: Spoke with county today about sewer work beginning. ECUA is responsible, not county. They received bids this past week. SM: We need grinder pumps. We don't want the progressive cavity pumps the county purchased for

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this project three years ago that have been sitting around. If we don't make our point before they start digging, we'll have a problem. TB: I have contacts at ECUA and the county. The impression is that the county is getting out of it, and ECUA is taking over the project. They've accepted a bid and plan to start in September. Steve Mims volunteers to get involved on sewer project.

- k. **Seascape Committee** (RP) Larger stones are in still in place. We still have an area on Seascape Street where riders on four wheelers have cut through the woods. I propose that when a builder clears a lot to take a load and dump a load back off the street. MH: I think a pile of brush would be ugly, but I support putting something there. RP: Can also install posts at the greenway egress points. We need to decide how aggressive we will be to stop the intruders.

2) **Old Business**

- a. **Tree removal policy:** GF **Motion to accept the most recent Tree Removal Policy from the ACC; 2nd by GS. Unanimous.** MG: This new policy reinforces the covenants. The ACC has now specifically established what trees may be considered for removal.
- b. **Marquee update:** GS: I have prices on LED screens, but I'm still trying to get a masonry bid to enclose it. I want to move it up to the gate. MG: Russell Bayou thinks they own that lot. CK: We will look at plot map and figure that out. GS: I need approval that we can legitimately move it there. We agreed that we don't have to have a flag. We need to speak to those homeowners and see what they want to do with the flag base.
- c. **Tax rate discussion for Seascape:** RP I called Tim Day, the county planner in charge of zoning/permitting. He referred me to Keith Johnson, who the county uses for consulting on these issues. The issue is that the MSBU for sewer started at only \$500, and it has risen quite a bit since then. The county has been selling lots to weigh against our debt, but it prices the lots too high. So how do we mitigate that cost? Should the board write to Commissioner Underhill to reduce the price of the lots? Second issue, if we had a homeowners' vote to put Seascape Street back on the market, it would put a major dent into the MSBU. I spoke with Tim Day about the lots at end of Red Cedar. If the HOA takes them on we would be responsible for taxes on them. SMC: Where is the money the county receives for our lots going? Is it moving into escrow? TB: The committee designated at the last meeting will get together and discuss. The wetlands at the west end of the island will be in conservation as mitigation for roads built on the north end of the county. I posed the question whether those two lots at the end could be added to the conservation. If so, we would not be able to use it. Outcome: Committee will meet and propose a plan moving forward.

3) **New Business**

- a. **Combined lot HOA Assessments from email:** CK: Homeowners contacted us to combine three lots into one parcel. The issue is that your documents do not allow for combining more than 2 lots. GF: My interpretation is that the owner can combine as many continuous lots as they want, but you cannot break them up again. GW: Once you build on the lots, then you cannot break them up again. CK: If someone bought 5 lots the HOA would lose income. GF: The Covenants do not set a number. CK: That's something that needs clarification. You must combine with the county before approaching HOA. GW:

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The purpose to put lots together was to homestead property together. I have three lots. I pay for each individual lot and for the house. They are combined with the county. I pay one county fee, but I pay three for homeowners' association. TB: The covenants are silent on number. SMC: Let's have our lawyer offer an opinion. AT: Suggest we contact homeowner that we are discussing and check with attorneys. We will be back in touch. SMC: Motion to present to lawyer. TB: 2nd. Passes Unanimously.

- b. **Sam McKnight introduce a candidate to join HOA Board:** Introduces Steve Mims to be accepted on Board. KW: Motion to vote to join board. TB: 2nd. Unanimous.
- c. **New street signs:** GF: Will do after the roads are complete.

4) Comments of Island Members (home/property owners)

---RP: The county still owns Seascape lots. Tim Day said if the HOA wants to take over property, it can be done as a wasteland/conservation area. Right now, it's county property. The county is waiting on the board to tell them what we want to do with the property. We want to hire Keith Johnson to see if we can put the verbiage together to disallow it being taxed as developed land. GF: Motion board hires Keith Johnson to determine costs and processes of turning Seascape into an easement. 2nd by GS. Vote 5 to 1 for motion.

---AJ: If someone wanted to add a speedbump to the end of IPR is there a problem with it? I'll pay for it myself. TB: We need a 3-inch; the 2-inch we have at the entrance isn't high enough. KW: Motion put a 3-inch speed bump at end of IPR. 2nd by TB. Unanimous.

6:38 Motion to adjourn by KW. 2nd by SMC