I'On Board of Trustees Meeting
January 23, 2014

Members Present: Deborah Bedell, Tony Woody, Martha Morgan, Tom O'Brien, Stephen Wood, Bob Davis, Anne Register, Chad Besenfelder

SCS: Mike Parades, Courtney Yannitelli

Guests: Ed Clem, Dave Rosengren, Amy Sage, John Powers, Pam Gabriel, Johan von Austen

Homeowner Forum:
Ed Clem is interested in hearing the issues with Olde Park and their rights to the docks.

Call to Order: 6:03PM

Motion to approve the November 21, 2013, Board Meeting Minutes. Motion seconded. All in favor. Motion passed.

Motion to preliminarily approve the December 10, 2013, Assembly Meeting Record in order for the information to be posted on the website. Motion seconded.

Motion to amend the report with the header removed and the corrected spelling of Degnen. All in favor. Motion passed.

Motion to approve the Minutes of the Special Meeting of the Board of Trustees on December 14, 2013. Motion seconded. All in favor. Motion passed.

Motion to preliminarily approve the December 29, 2013, Annual Meeting Minutes in order for the information to be posted on the website. Motion seconded.

Vote to approve the December 29, 2013, Annual Meeting Minutes with the change of the title to Preliminary Annual Meeting Minutes and the addition of a Post Meeting Addendum with the election results. All in favor. Motion passed.

I'On Trust Report
Amy Sage, the new Trust President, presented upcoming events:
- Oyster Roast on February 9th at the Amphitheater
- Celtic Concert scheduled for March 6th at a home TBD
- Bridge Run Concert on April 5th at the Amphitheater

Landscape Report
Dave Rosengren updated the status of two projects:

Krier Street two small parking areas:

The I'On Company installed two live oaks between each parking spot. Eventually this will create a parking issue due to the growth and size of live oaks. In 2013, the Landscape Committee was authorized by the Board to get professional advice on a landscape/parking plan for this area. This plan recommends replacing the live oaks and angling the spaces to encourage the one-way street use. The Board gives its continued support so long as trees and vegetation are priority over additional parking spaces.

Perseverance Park Sycamore Trees

The I'On Company planted the Sycamore Trees too close together and did not remove their wire planting baskets when installed. As is, the trees will not survive. The trees are choking each other, and the wire baskets are hampering their growth and will eventually kill them. The Landscape Committee has formally asked the I'On Company to help contribute to the wire basket removal. Chad will bring this issue up again to the I'On Company

The Landscape Committee meets the 2nd Thursday of every month at 10:00am, which will be added to the website Community Calendar.

Infrastructure Report

The Infrastructure Committee has received the signed deed for the Common Areas for Phases 7, 9, and 10 with the exception of Georgetown Park and the Marsh Walk access between Lots 7-7 and 7-8 on Robert Mills. Chad will record the deed and add it to the recorded deeds book. The I'On Company plans to have the exceptions completed by March 15th.

The other larger scale infrastructure projects for the year are the painting and repair of the Eastlake boathouse and the flagpole replacement at the Square entrance.

The Infrastructure Committee is waiting on the TOMP inspection of the parking issues in front of the church.

The concrete posts that are to be replaced near Eastlake are being fabricated and will be installed when delivered in the next month.

Motion to approve the I'On Club to use the marsh paths, and support the use of the public streets within the neighborhood for this one-time run with the conditions listed at the bottom of the I'On Club Rock 'n' Run 10K Report. Motion seconded.

The I'On Club would like to host the Rock 'n' Run 10K on April 26th in parts of the neighborhood. The Infrastructure Committee has met with Judy Comen of The I'On Club, which needs consent from the Assembly to get TOMP approval for street closings. The Committee suggested the Club make its own contribution to the sponsored charity, in addition to its commitment to donate 100% of the proceeds.

Vote to approve the motion with the addition of a professional to review the I'On Club's insurance documents and the requirement of an EMS on site. All in favor. Motion passed.

The Infrastructure Committee meets on the 2nd Friday of every month at 10:30am, which will be added to the website Community Calendar.

Treasurer Report
A request was made to change the identified owner's name on the Reserve Analysis to "Owner" for confidentiality. The first half of the 2014 assessment due on January 1st is $381,500. Approximately $260,000 has been collected thus far.

It was noted that a discrepancy exists: The invoice states payment due by January 31 and the current Collections Policy says payment due by February 28. The Board agreed that the way the statement was written was somewhat confusing. The Finance Committee was asked to review the collections policy and procedures.

Covenants Committee
Motion to approve the Covenants Committee Charter, Board of Appeals Charter, Covenants Committee Procedures and Board of Appeals Procedures. Motion seconded.

> Bob Davis explained that our governing documents require a Covenants Committee and Board of Appeals. He has created documents for Board approval, including a Charter for the Covenants Committee and the Board of Appeals, and procedures documents for both the Covenants Committee and the Board of Appeals. These are interim procedures that may be modified after a more comprehensive review of the governing documents but rather than further suspending enforcement, these proposed documents give a clear operating plan for the moment. The Board of Appeals must also be established in order to complete the turnover the IDC.

Covenants Committee Procedures:

> Bob identified contradictions among the Covenants, Bylaws, and Rules on covenants issues. Where the inconsistencies appear, the decision in the proposed documents has been resolved in favor of the resident. Priorities for enforcement and standards will also need to be set.

Board of Appeals Procedures:

> The Board of Appeals is the body that would hear appeals from the Covenants Committee and the IDC. This would allow a homeowner who disagrees with a decision of the IDC or the Covenants Committee to appeal to the Board of Appeals

An amendment was proposed to change the wording from "Covenants Liaison" to the "Covenants Chair." Amendment seconded. All in favor. Amendment passed.

An amendment was proposed in the Covenants Committee Procedure document in paragraph 7 iii: the number of days the committee has to respond to a homeowner needs to be changed from 10 days to 5 days. Amendment Seconded. All in favor. Amendment passed.

Vote to approve the proposed Covenants Committee Charter, Board of Appeals Charter, Covenants Committee Procedures and Board of Appeals Procedures as amended for publishing and implementation. All in favor. Motion passed.

I'On Design Committee Report
Stephen Wood presented recommended changes for the IDC process and fees. Highlights include making the meetings bi-monthly, adding an alternate architect to prevent conflict of interest situations, and scanning redlined plans. The IDC sets up its own documents and procedures so no board approval is required.

The Board suggested that the Construction Hours be posted on site and included in the approval letters.

Amenities Report - No Report

Communications Report
Anne Register pointed out that volunteers need to be officially appointed by the Board to allow them coverage through the D&O insurance policy. Traditionally the Board has not renewed appointments so once they are appointed, they do not need to be re-appointed annually.

Motion to appoint Julie Hussey as the Newsletter Editor. Motion Seconded. All in favor. Motion passed.

Secretary's Report
Martha Morgan presented the proposed Document Retention Policy, will be implemented upon approval.

Motion to approve the proposed Document Retention Policy. Motion Seconded. All in favor. Motion passed.

President's Report
Deborah Bedell presented the President's Report.
Conflict of Interest Policy

Chad Besenfelder is seeking counsel from the I'On Company and will get back to the Board on this issue at the end of the month. Deborah asked Chad to convey to the I'On Company that the Board plans on giving him all the respect and consideration that any other Board member receives and that signing the conflict of interest policy would show a reciprocation of that same respect.

Creek Club Litigation

The plaintiff's attorney has filed a motion to certify a class-action lawsuit. The Board's attorney believes this will not affect the Assembly but the goal of this motion remains unclear.

Management of Docks and CV-6

Managing the docks will create a considerable amount of work for several committees and staff.

Expense Reimbursement Approval

Motion to approve the expense reimbursement submitted for Deborah Bedell and Martha Morgan. Motion Seconded. All in favor. Motion passed.

Creek Club Agreement

Motion to give the Board president authority to sign the new Creek Club Agreement providing dates for community access for Potluck Dinners and two Assembly meetings in 2014. Motion seconded. All in favor. Motion approved.

228 Ponsbury

The President asked that Chad Besenfelder not vote on this issue due to a potential conflict of interest but asked that he remain in the room because of his involvement and background information.

A resident has been trying to build a garage/ADU behind his house by purchasing a small parcel of contiguous land from the I'On Company and a small piece of the alley (commons) from the Assembly. This piece of property would have an easement that would allow the Assembly to maintain it and the adjacent neighbor access to his home. To get TOMP approval and to comply with the CC&Rs, this resident must get approval from two-thirds of the property owners. This resident has asked the Assembly to provide him with an electronic list of the I'On email directory to assist in contacting residents. Chad commented that the sales agreement between the resident and the I'On Club had expired, and he would have to check to determine if the Club is still willing to make the sale.

Motion to not allow the Board to release an electronic email directory for this purpose. Motion seconded.

The Board believes that by giving out this information it is a breach of confidentiality.

All in favor of the motion to not permit release of the electronic email list. Motion passed.

Olde Park Request

There is ongoing discussion/dispute to what rights were granted by the I'On Company to allow residents of Olde Park to use the Creek Club docks. Olde Park's attorney has asked the Assembly's attorney if the Assembly would grant Old Park residents equal rights with I'On residents of access to the docks.

Motion to reject the request from Olde Park concerning rights to the Creek Club docks. Motion seconded. All in favor. Motion passed.

Authorization to Approve the Creek Club Lease

This is a potential conflict of interest for Chad so he has been asked not to vote.

Motion that upon execution of the deed for the transfer of CV-6, the Board approves execution of the lease on terms previously discussed, assuming no material modifications, and authorizing the President to execute the lease on behalf of the Board. Motion seconded. All in favor. Motion passed.

Management Report
Mike Parades presented the Management Report including:
Crime Prevention

Mike met with PFC Bryce Gregory to discuss an increase in patrolling. He suggests organizing a Neighborhood Watch and urging residents to call the non-emergency number for the police should they see any suspicious activity because the more this type of activity is reported, the more the police will patrol the area. They also discussed parking enforcement.

Trees on Eastlake and Sowell

There was a possible issue that the trees on Eastlake and Sowell needed to be pruned beyond the 12 feet LOG is contracted for. This issue has been resolved through the TOMP with no cost the Assembly.

Insurance

The Assembly's insurance is set to renew in February. Mike met with the Assembly's insurance agent to review the policy. Mike noted that the current contract does not include coverage for non-monetary damages. As these types of claims are not unusual, coverage should be sought for non-monetary damages. He also discussed the need for additional coverage for the Creek Club and its docks. Mike advised and the IDC recommends the Board add the IDC members as additional insureds on the D&O policy.

Motion to approve the Neighborhood Design Coordinator and up to four designers/architects added to the D&O coverage as additional insureds. Motion seconded. All in favor. Motion passed.

Meeting Adjourned: 8:48PM