

I'On Assembly Board of Trustees Meeting

September 25,2017

Members Present: Jody McAuley, Chad Besenfelder, Michael Purcell, Trey Mathisen, Karen Dillard, Tom O'Brien

SCS: Mike Parades, Mary Fraser

Guests: Monika Bonn-Miller, 37 Jane Jacobs; David Thompson, 198 N. Shelmore; Sandra Estee, 14 Mises Street; Michael Korizno, 121 W. Shipyard; Joe Looby, 83 Secession; LeAnn Adkins, 34 Hopetown; Marty Schulken, 152 Civitas; Julie O'Connor, 50 Eastlake Road.

Absent: Paul Gillis

Homeowner Forum:

During the Homeowner Forum, we had some homeowners attend to address the Board. One homeowner asked for an update on AT&T's increased service and it was shared that service should be available from AT&T in the coming months. As well, the Board is attempting to have the same discussions with Comcast to offer increased service in the future.

Another spoke to the Board about her concerns regarding the new landscaping on Ponsbury, as well as the work done to rejuvenate the Marsh Path. There was another homeowner present who also addressed the Board on the Marsh Path topic. The Board responded that they are working with the TOMP and waiting to hear back from them on some topics and that all work is stopped for now. As well, the Board said that the neighborhood would be communicated to once a plan is in place and work is to resume.

Another homeowner in attendance asked the Board if they had any knowledge on the on the vacant, civic lot across from the future daycare as well as the future of the I'On Club if it is sold. The Board replied they did not have any knowledge related to either, but would try to find out what they could.

Finally, another homeowner presented handouts to the Board proposing to apply for a change to lot coverage in the PD. The Board is to research further but agrees

it is time for it to be changed. Chad volunteered to help Julie with the amendment and bring to the Town for approval. This is a priority to the Board.

Call to Order: 7:04PM by Jody McAuley

Approval of Minutes:

Motion to approve the August 28, 2017 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

Jody McAuley submitted no formal report stating that we are not working on anything new at the moment that needs to be discussed.

Treasurer Report:

Mike is to send the proposed draft of 2018's Operating Budget to the Board for consideration.

General Manager Report:

Mike Parades informed the Board that the sports court is to be painted and completed this week. Tom O'Brien asked Mike to send a GM update to the community when it is ready to be used.

Mike relayed to the Board that he received an email from a homeowner regarding an interest in her son completing a service project for the community. The community service is required for her son to complete his Eagle Scout. Her initial ideas were; to provide life preservers and first aid kits at the docks and/or placing benches at the Creek Club or Basketball Court. Mike is to refer these ideas to the Infrastructure Committee.

Mike proceeded to update the Board on the TOMP Street Sign Program. John Powers let Mike know that it appears the TOMP may work with I'On to allow us to have our own street signs/poles. However, Mike pointed out that that doing so would be a significant line item in the budget as it is more expensive than the Town paying to replace the signs.

Mike raised a few questions brought to him via an email from a homeowner. She asked if guests at the Creek Club are allowed to use the docks and if I'On is legally liable for any accidents that could occur there. Jody replied that we have the right to ask non-residents to get off the docks, but stated that it is not our intention to

keep non-residents off them. Tom also responded saying that the only way to keep non-residents out is if we were to have a different gate system. Mike also stated that the assembly would only be held responsible for any accidents if we were deemed negligent. The neighbor also asked if couples are allowed to be transported to the Creek Club by boat and then tie up to the docks until departure. Jody responded stating that under the lease agreement, couples can arrive and leave by boat but they cannot tie up. Lastly, the homeowner inquired about water usage at the docks and asked how much the water bills have been since water installation. Mike reported that August's water usage was 4,600 gallons and the bill was \$40.78. Trey Mathisen also noted that the usage will go down as boat season does.

Mike relayed to the board that the new roof on the boathouse is complete and that the roof at the Creek Club Pavilion dock should be done by the end of October.

Lastly, Mike reported that JGT received 3 bids back for the dock expansion project. The lowest bid was \$150,891 and the highest bid was \$185,187. A permit has not yet been issued for this project, hence no discussion is required on the quotes at this time.

Amenities Report:

Trey reported to the Board that the trash cans for the docks have come in and that once the exact location for them is designated, they will be placed. He also let them know that The Greenery will be putting them on their schedule to empty.

Trey stated that we are awaiting the TOMP decision/interpretation on the applicability of the Critical Buffer act for other roads.

Landscape and Infrastructure Report:

Michael Purcell reported that a bid for additional drainage pond work on the Saturday Rd drainage pond and on the river bank by the Pavilion dock and boat ramp has been received. He stated that its purpose would be to protect the bank areas and to serve as emergency overflow for the retention pond.

Motion to proceed with additional filter fabric and RipRap at new retention wall for Saturday Road Drainage Pond for \$1,000 funded from Capital Projects.

Motion Seconded. All in favor. Motion passed unanimously.

Motion to proceed with installation of filter cloth and RipRap repairs along river bank at Pavilion Dock and Boat Ramp for \$1,000 to stabilize bank funded from

Maintenance Reserve. Motion Seconded. All in favor. Motion passed unanimously.

Motion to install pond drain pipe under path at end by Saturday Road with filter fabric and RipRap as emergency overflow for pond for \$3,250 funded from Capital Projects. Motion Seconded. All in favor. Motion passed unanimously.

Motion to adjust, retorque and repair failed hardware on existing Saturday pond wall and install 2x12 cap to protect existing wall for \$2,250 funded from Maintenance Reserve Fund. Motion Seconded. All in favor. Motion passed unanimously.

Covenants Committee: No Report

IDC Liaison Report: Included in Homeowner Forum

Communications Committee: No Report

Board of Appeals: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:33pm.

Respectfully submitted by _____