

## **I'On Assembly Board of Trustees Meeting**

**May 21, 2018**

**Members Present:** Jody McAuley, Trey Mathisen, Michael Purcell, Chris Colen, Johann von Asten

**SCS:** Jessica Gosnell, Mary Fraser

**Guests:** Shawn Willis, I'On legal counsel

**Absent:** Tom O'Brien, Lori Bate

### **Homeowner Forum:**

**Call to Order:** 6:00PM by Jody McAuley

Went into executive session at 6:02PM to discuss the potential rule amendment with legal counsel.

Ended executive session at 6:52PM.

### **Approval of Minutes:**

*Motion to approve the April 16, 2018 I'On Assembly Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.*

### **Presidents Report:**

Jody first discussed some concerns about boaters and has asked that we implement a few new rules down at the docks. The rules would address the parking of trailers on Saturday Road, docking courtesy, and the lending of boat ramp keys to outside residents. He stated that The Greenery will also be making some repairs to the Creek Club parking lot that will include grading the lot and filling in the area by the flag pole. It was noted that this is not part of the water enhancement project and are just small improvements.

No other formal updates were reported.

### **Treasurer Report:**

Johann reported that the budget is tracking as planned for the year, and we are currently under budget for the year due to timing of expenses. He also stated that

we are currently under budget for legal bills, but it has potential to go over by the end of the year. It was also noted that water is under budget as of now, but will increase with the hotter Summer months.

He also asked each committee chair to look into their budget to see if any costs can come down in order to save money. Michael stated that The Greenery is looking into a cost efficient and time efficient manner to clean the leaves off the street.

Johann noted that we may need to ask for an increase in the assessment for next year.

Michael stated his agreeance in raising assessments due to many needed landscape improvements and general landscape maintenance that is needed. Johann stated that we will do our due-diligence on whether or not we do need to increase the dues. Any change made to the assessment will need to be backed up.

### **Amenities Report:**

Jessica reported on behalf of Trey stating that the loading dock and the main dock were resurfaced last month, and that we are pleased with the results. It has also been decided to go ahead and pressure wash the marsh walk bridges since they have been slippery from rain and humidity. Jessica also reported that there are to be several minor repairs completed on the main dock in the upcoming month. These would include replacing broken cleats and filing holes where cleats have broken off. Johann pointed out that payment for these should be taken out of reserves and not the operating account. He also pointed out the importance of regular maintenance in order to prolong the life span of reserve study items.

### **Landscape and Infrastructure Report:**

Michael first reported on the front entrance enhancement stating that we should have plans from the landscape architect next week. The plan will include adding plantings and removing invasive vines from the buffer area on both sides of the N. Shelmore entrance.

It was also reported that the committee is continuing work on the plans for “Saturday Road Park”. We have now received approval for nine trees to be removed and the Town is requiring mitigation of three of the trees. Our next step is

to obtain a survey from Thomas and Hutton marking trees that will remain on the property as well as notating the wetland buffer line. Once we have that survey, we will provide it to The Greenery to mark up with landscaping plans that will be sent to the Town for approval. Jody noted that the Board sympathizes with neighbors who live close to this area and want residents to know that we have done everything we can to get this done in a timely manner.

Lastly, Michael reported that the committee will be working to develop a long-term maintenance plan for improving landscaping of the common areas.

### **Covenants Committee:**

Jessica reported on behalf of Tom, first discussing the issue of trash can screening throughout the community. We put a note in the last newsletter regarding the storage of trash and recycling receptacles. The Covenants Committee would like to enforce the rule on trash can screening as it is written, with the Board's backing. The committee would like to suggest sending out an eblast to the community letting them know that we will be enforcing this more strictly. It was decided that we are to send out an eblast this month that should include trashcan storage along with the top five other issues throughout the neighborhood.

### **IDC Liaison Report: no report**

Johann asked for an update on the potential new light fixtures that were discussed in prior Board meetings. As previously discussed this could create a significant savings for the association, which Johan was interested in determining prior to drafting and discussing the 2019 budget. Jessica commented that the lower cost of the new light fixtures and the Town's COBRA contribution would be about \$15-\$20 less per light pole from what we are currently paying. We can use the new fixtures on our current poles, but as Michael pointed out, our current poles are in need of painting and repairs. The Assembly would be responsible for repairs or replacement of the poles as the Assembly owns the poles. Lori was working on pricing new poles vs repairing existing poles and will hopefully be able to provide an update on that at the next Board meeting.

### **Communications Committee:**

Chris first gave the Board an update on the status of the new website. It was noted that we have provided our 60-day notice of termination to Association Voice, our

current website provider. Mary is currently downloading and transferring all documents from our current website to give to Cameron Conway, who is designing our new website. The committee will meet on June 15th with Cameron to take a look at the first prototype. Chris reiterated that the new website will be user friendly, provide a mobile app, online directory, and will support all website browsers.

Our contract with Association Voice will end July 27<sup>th</sup>, at which point we can go live with the new website.

Lastly, it was noted that the committee is still looking for someone to take over the monthly newsletter. Meegan will continue as newsletter editor through August.

### **Board of Appeals: No Report**

### **Other Business:**

Jessica reported on the alligator in Westlake, stating that it looks to be about four feet long. She asked if I'On would like to have the gator tested or if it needs to be removed.

Jody asked to give it another two weeks to see if it is still there. If it has not left at that point, we will have it removed.

**There being no further business to come before the Board of Trustees, the meeting adjourned at 8:18pm. Next meeting June 20, 2018.**

Respectfully submitted by \_\_\_\_\_

