

I'On Assembly Board of Trustees Meeting

July 15, 2019

Members Present: Trey Mathisen, Julie Hussey, and Eric Krawcheck

Members Present Via Conference Call: Tom O'Brien and Chris Colen

Members Absent: Peter Wallace and Johann von Asten

SCS: Jessica Gosnell and Mary Fraser

Homeowner Forum:

Libby Eble, 171 E Shipyard Road; first addressed the Board regarding several concerns surrounding the work being done on the Eastlake Path. She stated that the metal edging has not been filled in completely and mentioned that there are drop offs that have not been leveled out yet. She also stated that there is a french drain causing a possible trip hazard. She then mentioned that the gravel was deposited without a gravel drop cloth. Jessica responded that the path has not been completed yet and the contractors have a lot left to do. She is walking the path with the company's owner to go over all issues that have been noted. Jessica mentioned that we are paying in increments until all work has been completed appropriately. Jessica has expressed these concerns to the contractors and was assured that any damage to the existing landscaping will be taken care of. Libby's second concern was the condition of the landscaping at the north end of the lake. (dead bushes, weeds, etc.) She stated that she thinks this should be addressed before the remainder of the Eastlake project is completed. She stated that she doesn't think The Greenery's quality of work has been consistent around Eastlake or other common areas throughout the neighborhood.

Tom acknowledged her concerns and asked Jessica to keep an eye on the progression of the Eastlake project to make sure everything is being taken care of as it should be.

Meeting Called to Order: 6:09pm by Tom O'Brien

Approval of Minutes:

Motion to approve the May 20,2019, June 18,2019 and June 28,2019 I'On Assembly Board Meeting Minutes. Motion Seconded. All in favor. Motion passed unanimously.

Presidents Report:

No formal report was presented.

Treasurer Report:

In Johan's absence Jessica commented that we are tracking along as budgeted with a few negative variances that the finance team anticipated for 2019.

Tom asked about the dock closure revenue. Jessica responded that have collected more in dock closure revenue than budgeted, due to better than budgeted dock closures thus far this year. She stated that we budgeted to receive about \$1,100 per month in dock closure fees, and that just this month for example, we collected \$5,600 for April and May's dock closures.

It should also be noted that the finance team may have found a new member to join their committee. Lyn Hanson plans to attend the August Finance meeting and will possibly join the committee after that meeting.

Amenities Report:

Trey first reported that the ladder should be installed down at the docks by the end of this week according to Carolina Dock and Marine.

Trey also mentioned that he met with the landscape architect at the Creek Club to test the turn radius of the parking lot with a boat and trailer, based on proposed locations of the landscape beds and golf cart parking in the waterfront enhancement plan. The landscape architect found her on site measurements were not matching locations on the survey, so we had to have several trees added to the survey to ensure that locations on the original survey were accurate. Reid Surveying completed the additional tree survey, adding the locations of eight trees to the original survey that was done in 2014. The landscape architect can now make adjustments to the plan to ensure the accuracy of locations of the parking

space timbers, golf cart parking, landscape beds, etc. Trey stated that the new survey made things much clearer. Overall, the patio area and golf cart parking will be shifted a bit but other than that, the plans didn't require too many alterations, but it was best to discover that before any installation began.

Trey then went on to discuss appointing a pickle ball committee that would be led by Laurie Minges. Several residents have reached out to the Board with an interest in having a pickle ball court constructed in I'On, but lots of research needs to be completed before this could be considered. Tom stated that this exploratory committee would be responsible to do the leg work in finding engineers, contractors, costs, etc. for the installation of a pickleball court. The committee would then bring the information to the Board for review. Trey will recommend that Laurie call the Earthsource Engineering, the engineers that worked on the sports court, to see if they could confirm that there is enough room to install a pickleball court in the area next to the sports court. The committee would be composed of Laurie Minges, Kathie Haas, Reid Elliott, Melinda Armstrong, Michael Spalding, and Cindy Smithy.

Trey motioned to approve an exploratory committee for the installation of a pickle ball court that would include Laurie Minges, Kathie Haas, Reid Elliott, Melinda Armstrong, Michael Spalding, and Cindy Smithy. Motion Seconded. All in favor. Motion passed unanimously.

Julie raised a concern with the trash can at the dock being abused as the trashcan is regularly left overflowing with garbage and people are dumping large items around the trashcans. Trey stated that we are going to be moving the trash cans at the docks so that they are not as easily accessible for dumping. Jessica is going to have the trashcan by the loading dock removed, leaving only one trashcan on the side of the parking lot. Tom recommended sending an eblast to the community letting residents know that we have moved the trash can, explaining why, and ask boaters to follow the rule of "pack in /pack out" at the I'On docks. The Board agreed to send an email blast to all I'On residents on this issue as well as include the notice in the upcoming newsletter.

Jessica asked what the next step is for the waterfront enhancement. Trey responded that Kelly is redrawing the plans and will be sending them over for review and approval. After that, we will get bids if there are no changes needed.

Landscape and Infrastructure Report:

Jessica touched on a few items mentioned on the landscape and infrastructure report. She stated that the Eastlake Boathouse bank washout repair and bulkhead extension/bulkhead reinforcement is being postponed until we receive the updated quote from The Greenery that includes the engineering recommendations from Jon Guerry and Associates. The Greenery added the bulkhead reinforcement to their scope of work for this project. The bulkhead reinforcement will be completed by another contractor that specializes in bulkheads, therefore, The Greenery is awaiting his costs before sending over a revised bid. To note, the bulkhead is in good shape, it is simply an issue that soil has washed out beneath the bulkhead, so it needs to be reinforced with vertical timber sheets to eliminate soil being able to wash out beneath the horizontal timbers. We are extending the life of the bulkhead, rather than completely replacing, and eliminating the cause of erosion of this bank.

Jessica then mentioned that the Eastlake path Renovation is underway and stated that it is taking a little longer than anticipated, so we appreciate resident's patience as they complete the project.

She then stated that we are still awaiting the Newkirk Environmental Rookery Study to be completed. Once the study is completed, we will receive a written report from them.

At the July 9th Landscape and Infrastructure meeting, the committee discussed giving gifts to our landscapers since they are a set crew that always works here in I'On. The committee would like to ask the Board about possibly giving Christmas gifts/appreciation gifts to our landscaping crew in December.

Jessica went on to discuss installing a pole tree for Maybank Green instead of putting up a live tree this year. This suggestion is due to the cost of a live tree, the dissatisfaction with the appearance of the live trees the past two years, and most importantly due to the extreme hassle we have experienced with the installation of a live tree. We have to rely on our landscapers and our tree contractor to volunteer to help us lift the tree and decorate the top of the tree, which both they have expressed not wanting to help with it anymore due to the hazards of it and scheduling difficulties. They can only get the tree up when the ground is dry enough where the cherry picker truck won't rut and damage Maybank Green. It makes for a very hectic situation. Jessica also discussed potentially using string

lights to create the shape of a Christmas tree at the Boathouse, instead of putting up the fake tree which always falls over.

Jessica mentioned that we have yet to receive any volunteers for the wreath fluffing/decorating committee even though we have included the call for volunteers in several newsletters. The Board agreed that sending out an email blast calling for volunteers for the decorating committee may help generate more interest than an article in the newsletter. It should be noted that the holiday decorations cannot not be done if we do not receive any volunteers.

Lastly, Jessica commented on the string lights that are wrapped on the I'On Square trees during the holidays. She stated that Square Association Board members as well as a few homeowners have mentioned disliking the appearance of the LED lights and would like to see lights that have a more traditional yellow glow. Michael Purcell with the Landscaping Committee suggested seeing how many strands we currently use to wrap these trees, and perhaps look into purchasing more traditional string lights to wrap the Square Trees, and then use the LED string lights for the Maybank Green Pole tree and Boathouse tree. Jessica did not know how many strings of lights are used, nor does she know when the LED string lights were purchased originally. She did confirm that approximately 30 strands were purchased in 2018 to replace strands that were cut and no longer working. Questions were raised on whether the traditional (non-led lights) may become obsolete soon where we couldn't replace them and find matching strands when they go out. It should be noted that this will be on August's agenda to discuss for doing in November.

Covenants Committee:

Eric presented the Board with a violation fine waiver schedule policy as proposed by the Covenants Committee. See attached proposed violation fine waiver schedule.

Eric motioned to approve the violation fine waiver schedule as written. Motion Seconded. All in favor. Motion passed unanimously.

It should be noted that we will be posting the violation fine waiver policy in the monthly newsletter, sending it out in an email blast, as well as posting it on the community website under Board policies.

IDC Liaison Report:

Julie reported that Dana Cutright has started training this week and Pam has done well transitioning her to the role. She thanked Pam for her hard work and timely notice that was given to the Board as it is evident that a 90 day transition is necessary for this position. Dana is a contracted worker at \$25 per hour. Julie and Tom have drafted the contract for her which has been signed. Julie stated that the summer months have actually been pretty busy. Per the IDC report, you can see the many projects going on throughout the neighborhood. Tom thanked Julie for the great job and streamline process of finding Pam's replacement. Tom asked how we are going to address situations with residents who do not build per their approved plans. Julie responded that Dana plans to inspect properties that are under construction more often than was being done in the past, in hopes to catch any unapproved items being worked on before it has gone too far. She also mentioned that Dana has been through these processes in working with other neighborhoods and should be able to point out what has been done well and hopefully can help remedy issues like these as well. She stated that the I'On Code can help in backing her up when she contacts these residents, as it is a very clear documentation under the PUD, which is in place to solidify any concepts in gaining variances.

Chris asked if Dana is covered under our liability insurance. The HOA has worker's comp insurance and general liability. Jessica will check with Dana to see that she has coverage, and she will check with I'Ons insurance agent to see if Dana would be covered under I'Ons D&O/Liability/Workers Comp policies or not.

Communications Committee:

Chris first reported that Kathie Haas will be taking over the newsletter in October.

We are meeting with Accu Print this week to discuss the printed directory. This year should go much smoother as far as format, etc. It should be noted that the directory is basically self-funding after the selling of ad spaces. We are to keep the ad pricing the same as last year in hopes that we receive as many or more ads this year. The committee will also be discussing the possibility of reducing the number of directories that are printed, as we have a large surplus left over each year.

Lastly, Chris mentioned that he has noticed a difference in decals on boats that are tied up at the docks since the management team has been doing thorough

inspections of the docks and leaving letters on boats when they do not see 2019 registered decals on them.

Board of Appeals: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:54 pm. The next meeting is August 19, 2019 at 6pm.

Respectfully submitted by _____

Chris Colen, Board Secretary