

I'On Assembly
Board of Trustees Meeting
Monday November 22, 2021
Executive Session 5:00 P.M.
Board Meeting 6:00 P.M.
I'On Conference Room

AGENDA

- Homeowner Forum
- Call to Order
- Approval of Minutes
 - October 5, 2021 Special Board Meeting Minutes
 - October 15, 2021 Board Meeting Minutes
 - October 28, 2021 Special Board Meeting Minutes
- President's Report
- Treasurer Report
 - Appoint Ed Clem to Finance Committee
 - **VOTE** Amended Reserve Investment Policy
- Amenities Report
- Infrastructure/Landscape Report
 - **VOTE** Asphaltting marsh access path on Isle of Hope
 - **VOTE** Ramble storm drain repair
 - **VOTE** Remove swing from Joggling cul-de-sac
- Covenants Report
 - Appoint Claudia von Asten to Covenants Committee
- IDC Report
 - **VOTE** IDC Guidelines
- Communications Report
 - Appoint Danielle Marin to Communications Committee
 - **VOTE** I'On 25th Anniversary Banners
- Secretary Report
- Adjournment

I'On Assembly Board of Trustees Meeting
October 15, 2021 Board Meeting Minutes

Members Present: Tom O'Brien, Johann von Asten, Julie Hussey, Chris Colen, Lon Waggoner, and Amy Sage

Members Absent: Trey Mathisen

Management Company: Emily Simpson

Management Absent: Mary Fraser

Homeowner Forum: Bob Adams, 35 Eastlake Rd. & Ed Clem, 167 East Shipyard

Bob Adams and Ed Clem made no comments and are simply listening in to the meeting.

Call to Order: 4:00PM by Tom O'Brien

Approval of Minutes:

Julie made a motion to approve the September 20, 2021 I'On Assembly Meeting Minutes. Amy Seconded. Amy requested an amendment to the motion for the Perseverance Park plant removal and installation to update the revised cost for this vote. All in favor. Motion passed unanimously.

President's Report:

Tom welcomed Lon Waggoner and thanked him for stepping up to fulfill the Covenants Chair position. He also thanked Michael McLaughlin for his service on several committees as well as the Board and wished him luck in California.

He stated that there is no update on the Creek Club litigation but has heard that it is on the top of the docket for the SC Supreme Court to review. We will update the community as we know more information.

Tom stated that the legal services line item in the proposed 2022 budget, has been increased due to the fact that the Assembly is currently involved in a dispute with the tenant of the Creek Club, 148 Civitas, LLC, regarding various terms of the lease. The Assembly has been working to resolve this dispute for quite some time, and representatives from the Board have had many discussions with the tenant's representative, Mike Russo, in that regard, both directly and through counsel. The

Assembly and the tenant recently attempted to resolve the dispute through mediation, however the mediation was unsuccessful, and a settlement was not reached. The lease contains a mandatory arbitration provision, so the next step in the dispute resolution process is arbitration.

Treasurer's Report:

Johann first reviewed the September numbers with the Board. He touched on the legal increase which Tom explained under the President's Report for the ongoing legal endeavors. Overall, it appears there will be a surplus at year end but are slightly over budget on legal so far this year. Under revenue, the dock closures are overbudget as well as the IDC income. Chris inquired about the IDC budget line items and the paid IDC consultants as he is getting caught up on these processes as the IDC Board Chair. Emily pointed out to Chris where these items are located on the budget. There also continues to be a steady flow of transfer fees funding the reserves. Julie voiced that these funds would help stabilize the community long-term. It was noted that the Board will decide how to allocate any excess money from the reserve fund.

Johann went on to review the draft 2022 budget with the Board. The finance team recommended that there be a \$100 increase for the 2022 annual assessments. There is also an additional line item to cover the cost of rising inflation. It was noted that the inflation contingency funds would be used to cover any unplanned price increases from vendors in 2022. It was noted that any excess funds could go into capital funding. Tom expressed the importance of keeping the inflation line item due to the current state of our economy and this being a prudent approach.

Overall, the Board agrees that a \$100 increase is a good decision.

Johann made a motion to approve the 2022 budget with a \$100 increase. Chris seconded. All in favor. Motion passed unanimously.

Amenity Report:

Emily provided the Board with a few updates on Trey's behalf.

She stated that she has received 2 quotes for the installation of a mechanical locking system that could be installed on the gate down at the docks.

Emily also pointed the Board to the proposal for the Community Garden fence. Tom stated that he spoke with April Gordon regarding the need of increasing the cost of community garden plots in order to financially plan for any future

maintenance and repairs. Tom informed April Gordon that the Assembly would cover the cost of a one-time replacement for the community garden fence. This is being approved based off the notion that they will increase the cost of the plots going forward so that they are sufficiently self-funded for projects like this in the future. It was also noted that the fence will extend out two feet to encompass the butterfly garden, and there will be no plantings on the exterior of the fence. Emily noted that there is currently \$1,556 in the garden's reserve fund.

Tom made a motion to approve the Community Garden fence under the conditions that the plot prices increase next year. Julie Seconded. All in favor. Motion passed unanimously.

Landscape and Infrastructure Report:

Amy thanked the team for reviewing the amendments to the motion regarding the Perseverance Park Renovation Plans from last month's meeting.

She then discussed the sinkhole on the Sowell alley being caused from a hole in the outflow pipe that goes from Sowell, towards the Rookery. There is a leak in the joint which caused this to break and form the sinkhole. This needs to be completed as soon as possible as it is a hazard to surrounding properties. Emily reached out to 4 different companies and has only heard back from one that makes these types of repairs. It was decided to discuss this with Shawn as there appears to be a note on the plat stating that the HOA is to maintain this pipe even though it is owned by the Town of Mt. Pleasant.

Johann inquired about the possibility of foregoing the installation of Winter flowers. The team discussed choosing certain areas to install the flowers that have the most traffic. We will look into a different plan for next Winter to see if it is possible to scale down on the plantings.

IDC Liaison Report:

Chris met with Emily and Dana this week to discuss IDC processes. He relayed that Dana has been working on the guidelines which will be distributed to the Board to review once they are finalized. They also discussed bringing back the IDC monthly newsletter updates. He also stated that the team is looking to fill one vacancy on the committee. Chris will be attending the upcoming IDC meeting to introduce himself to the committee.

Amy suggested being able to provide snacks and water to the committees when they are attending meetings in the conference room.

Covenants Committee:

Lon met with Mary and Chris to discuss covenants procedures as he just took over as chairman of the committee.

He stated that an eblast will be sent out next week reminding residents of our signage guidelines as well as trash/recycling bin screening requirements.

Tom mentioned that we may need to get legal advice regarding pruning of common area trees that is done by residents without approval. He stated that it might be a good idea to include a notification in the welcome baskets in order to get the word out to new neighbors who aren't familiar with the rules. Emily stated that we can also send out quarterly updates to remind residents of certain rules, etc.

Lastly, Lon expressed that the committee is actively looking for covenants members who might be interested in joining our team.

Communications Committee:

No formal report.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 5:00pm. Next meeting will be held on November 22, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary

October 5, 2021 Special Board Meeting Minutes

Members Present: Tom O'Brien, Trey Mathisen, Johann von Asten, Chris Colen, Julie Hussey, and Amy Sage

Management Present: Emily Simpson and Mary Fraser

Tom called the meeting to order at 2:01pm.

Julie made a motion to move into executive session at 2:02pm. Trey Seconded. All in favor. Motion passed unanimously.

Johann made a motion to move out of executive session and into open session at 2:39pm. Julie Seconded. All in favor. Motion passed unanimously.

Tom made a motion to appoint Lon Waggoner, effective immediately, to the Board to fulfill the Covenants position chair in order to replace Michael McLaughlin who has resigned from the Board due to his recent relocation. Julie Seconded. All in favor. Motion passed unanimously.

Julie made a motion to adjourn at 2:42pm. Amy Seconded. All in favor. Motion passed unanimously.

October 28, 2021 Special Meeting Minutes

Members Present: Johann von Asten, Lon Waggoner, Tom O'Brien, Amy Sage, Trey Mathisen, Julie Hussey, Chris Colen, and Shawn Willis (HOA attorney)

Management Present: Emily Simpson and Mary Fraser

Tom called the meeting to order at 4:00pm.

Johann made a motion to move into executive session at 4:01pm. Lon Seconded. All in favor. Motion passed unanimously.

Amy made a motion to move out of executive session and adjourn the meeting at 5:44pm. Julie Seconded. All in favor. Motion passed unanimously.

As of 10/31/2021

10

Summary	prior year actuals					Annual	YTD	YTD
Income Statement	2016	2017	2018	2019	2020	Budget 2021	Actual Oct-21	Budget Oct-21
Assessments	\$ 799,050	\$ 799,025	\$ 795,350	\$ 799,458	\$ 914,400	\$ 1,065,400	\$ 889,000	\$ 887,833
Delinquent Dues	(6,000)	-	3,675		-		-	-
IDC Revenue	21,900	21,450	17,450	20,150	34,300	28,000	40,425	23,333
Dock Closure Rev	15,520	14,700	24,150	21,000	16,800	12,600	20,650	10,500
Interest					23,954	-	16	
Misc Income	21,808	5,586	11,097	29,099	32,879	9,050	14,652	7,542
Total Revenue	\$ 852,278	\$ 840,761	\$ 851,722	\$ 869,708	\$ 1,022,333	\$ 1,115,050	\$ 964,743	\$ 929,208
Payroll, Administrative, IDC	\$ 270,451	\$ 261,666	\$ 258,941	\$ 263,426	\$ 286,826	\$ 293,261	\$ 235,387	\$ 244,384
Legal & Professional	27,217	39,563	18,749	43,981	48,162	50,000	39,558	\$ 41,667
Landscaping & Maintenance	341,555	360,221	355,058	388,176	422,077	402,680	357,851	\$ 335,567
Utilities, Insurance, taxes	97,973	88,078	90,222	68,153	95,729	130,550	120,481.59	\$ 108,792
Reserve Contribution	39,000	39,000	41,500	41,500	41,500	192,192	192,192	\$ 192,192
Capital Projects	46,000	46,000	46,000	46,000	62,650	46,367	46,367	\$ 46,367
Total Expenses	\$ 822,196	\$ 834,528	\$ 810,470	\$ 851,237	\$ 957,994	\$ 1,115,050	\$ 991,836	\$ 968,968
Net Surplus	\$ 30,082	\$ 6,233	\$ 41,252	\$ 18,471	\$ 64,339	\$ -	\$ (27,094)	\$ (39,760)

\$ 876,491

November 22, 2021 Amenity Report

The resurfacing and painting of the docks was completed the end of October and looks great. We will also be scheduling a diver from American Dock & Marine to inspect the dock pilings at each dock location.

The installation of the Community Garden fence will begin in December.

After an inspection of the playgrounds, it was noted that there are 7 pickets missing from the play structure in the Scramble, and a board missing from the play structures roof. We have notified our maintenance man to make these repairs.

Landscaping and Infrastructure Report

November 22, 2021

- a. During the June Board meeting, the Board approved to patch the worst areas of turf at Westlake. The new sod was installed on July 21st.
- b. One of the ROW oak trees on Joggling was severely damaged by a box truck making a delivery in the neighborhood. The truck ripped off a very large limb. The Town of Mount Pleasant removed this damaged tree in the end of July.
- c. Streetlight addition update: After careful review, and confirming proximity of streetlights to these locations, the L&I committee confirms we will be installing a total of 3 new streetlights. Location of these additional streetlights: 1) corner of Hospitality and N Shelmore, 2) to the right of 14 Saturday and 3) to the left of 15 Robert Mills Circle. Sievert Electrical installed the base work for the 3 street light locations, and Dominion inspected to make sure everything was correct. There was an issue with the Hospitality & N. Shelmore location, electricity cannot be pulled from the Dominion box at this location. Sievert met and walked the location with Dominion, and electricity needs to be pulled from another location. Sievert will be submitting a change order to the Assembly as soon as possible. The L&I Committee approved the change order during their October meeting. *Emily met with Sievert Electrical on 10/27/21 to discuss the change order and to see the location where Sievert would have to trench. Sievert showed the trenching location to go through part of the parking lot and are unable to trench in the utility easement due to the large oak trees and not wanting to potentially damage the root system. By trenching through part of the parking lot, it would provide for the safest way to not disrupt the root system. Since the Assembly does not own the parking lot, we will seek permission from the owner, 148 Civitas LLC, to trench through a part of the parking lot. In the meantime, Emily has asked Sievert to work with Dominion on getting the other two light poles installed.*
- d. The Board approved the Montrose alley retaining wall repair at the April Board meeting, which will be changing the wall to a keystone block wall. The replacement of the Montrose alley retaining wall started in the end of August. The project was completed on September 17.
- e. There is an area by the Ramble drain, where rock has sunken. The Greenery informed Emily that this was caused by the corrugated pipe failing and provided an estimate. Due to the high cost of the repair, Emily obtained an additional proposal from Weaver Construction. – **VOTE NEEDED**
- f. Our maintenance man is gradually replacing seven damaged cement bollards along Eastlake. *To date, at least two have been replaced.*
- g. Charleston Tree Company will be providing a quote for “phase 1” of the Mathis Ferry Buffer clean up. Will Davis informed us that this clean-up/pruning cannot occur

during the growing season and must be done in the winter when vines are dormant. *A proposal for the removal of the vines was received on 11/15/21. The committee and Charleston Tree Company are continuing conversations with the Town on the project, and as to what, if any, replacement plants would be needed if any damage is done to the protected native plants.*

- h. Charleston Tree Company removed a few dead and hazardous sycamores from Perseverance Park. Stumps to be ground at a date to be determined.
- i. We obtained plans from EarthSource Engineering for the Westlake path drainage issue. Some changes were made to the plans, and once the revised plans are received, estimates will be obtained to complete the project.
- j. At the June Board meeting, the Board voted to proceed with obtaining landscaping renovation plans from Kelly Messier for Perseverance Park. Kelly completed the landscape renovation plan and met with Amy and Emily on August 18th to review the landscape renovation plans for Perseverance Park. This project will be completed in phases.
- k. The 2022 landscape contract was bid out in May. At the June Board meeting, the Board voted to continue using The Greenery as our landscape maintenance company. The Board did ask for the Landscape and Infrastructure committee to reach out to The Greenery, and to negotiate an additional two weeks to the six-week heavy leaf clean-up. The Greenery resubmitted their proposal to include an additional two-weeks of leaf cleaning but were unable to keep the price the same due to the extra labor and crew.
- l. Two trees on the marsh path, along Frogmore Rd, were identified as being dead have been removed by Charleston Tree Company.
- m. A tree fell from the marsh behind 59 Hopetown. Charleston Tree Company removed the fallen tree, on July 15, which was partially on the driveway at 59 Hopetown and on the neighboring fence at 55 Hopetown.
- n. The L&I Committee is drafting a wildlife policy regarding feeding geese and other wildlife.
- o. The L&I Committee drafted a memorial bench policy which was approved by the Board at the July 19 Board Meeting. The policy has been added to the I'On Community website.
- p. September was the last month that Terminix will be spraying for mosquitos in our playgrounds and around the lakes. Our service contract with Terminix runs from April to September.
- q. The L&I Committee approved a proposal to apply Flight Control to the turf around Eastlake & Westlake. Flight Control is an eco-friendly spray that is applied to turf to give the geese a 'visual warning' so that they do not want to eat the grass. "Geese see the world in the ultraviolet spectrum, the repellent contains a UV marker that geese will learn to recognize. To the geese the grass will appear as being purple in color and speckled in pattern, which serves as a threat to the geese. To humans, the turf will look completely normal. When this sprayed turf is ingested, it also causes

indigestion in geese. It does not harm the geese in any way, but if the treated grass is eaten it will irritate them and therefore will no longer *want* to eat treated turf and will move along as they will come to recognize the treated grass due to the UV marker. The product is not harmful to humans, pets, nor geese.” It does require multiple applications. We are going to do two applications to begin with to see if there’s any improvement in the reduction of geese in the community. The first application was completed on 6/24/21. The second application was applied the last week of August. *Due to the increase in number of geese recently, the committee has requested the Greenery to do another application of “Flight Control”. This application of “Flight Control” was completed on November 11.*

- r. Our Aquatics team continues to monitor and treat Eastlake, Westlake, and the canals for any planktonic algae growth. The algae had been decreasing and we were seeing improvement, but after the long period of heavy rains, the algae seemed to worsen, which is likely due to fertilizer and other nutrients being washed into the lake with all the storm water. *A water quality sample was taken in June, and a second test requested on October 29. We are waiting for the results to come back from Clemson.*
- s. Palm tree pruning in common areas and in the rights-of-way strips was completed by Charleston Tree Experts on July 16.
- t. Replacement plants were installed at Patience Park the week of July 12.
- u. There are considerable amounts of erosion at the north end of Eastlake and along the east side of the lake. The Landscape & Infrastructure Committee is committed to working on a plan to both ease the erosion and enhance the water quality through the use of plants around the lake. Emily along with homeowner, Carol Degnen, met with The Greenery, Aquatics Division at Eastlake on July 30th to discuss a plan for installing plants to aide in the erosion and water quality. The Greenery submitted a proposal for a 20 linear foot section of the north end pond bank, with a plan to have the plantings installed all along the north and east sides. This project would be completed in phases. The L&I Committee approved the proposal. During the October Board meeting, the Board approved to proceed with installing 30 linear feet of plantings along the north-end of Eastlake. *The erosion plantings were installed during the week of November 1.*
- v. The Greenery Aquatics Division installed a new pump for the Joggling Park fountain. After the new pump was installed, the Aquatics team continued to have issues keeping the fountain running. They found that the spindle for the impeller was cracked and ordered a new pump. The second pump is at no cost to the Assembly.
- w. On August 18th a new compressor and aerator for the pond on Saturday Rd was installed by The Greenery Aquatics Division.
- x. An owner on Robert Mills Circle notified Emily that a tree on the Marsh Path had fallen and was a potential hazard. Will Davis, Charleston Tree Company, checked this and a tree from a lot had fallen onto a tree on the marsh path which created the hazard. Charleston Tree Company removed the hazardous trees on August 17.

- y. Obtained a proposal from Intercoastal Pressure Washing to pressure wash all the hardscape and retaining walls at Perseverance Park. The L&I Committee approved the proposal at our meeting on 9/14/21. The pressure washing of Perseverance Park has been completed.
- z. Charleston Tree Company to remove 3 Sycamore stumps and a Chase tree stump from Perseverance Park. Charleston Tree Company said that they would need to build a ramp in order to get the stump grinder up into the raised bed. *A proposal was received on 11/15/21.*
- aa. Obtained a proposal from The Greenery to top-dress the marsh trail access path next to 30 Isle of Hope once construction is completed. The L&I committee reviewed the proposal and agreed to have this addressed by the IDC. After further conversations with the neighboring property, the owner will be installing drainage to address the water run-off issue. *Emily has obtained three proposals for asphaltting the path, which would eliminate the potholes. – VOTE NEEDED*
- bb. On September 9, Emily was notified of a sinkhole that has formed off the alley by 42 Sowell by the outflow pipe. The Town of Mt. Pleasant's Stormwater Division Chief informed Emily that they are looking at the pipe for rehabilitation due to other sinkholes along the street on Patty Lane. Since this section of the pipe is in the alleyway, it makes it private (Assembly's responsibility). The Stormwater Division Chief is working with an engineering group on a plan to refurbish the storm pipe which runs from Westlake down Patty Ln. The area is currently blocked off with orange cones and caution tape. Emily reached out to 4 companies to provided proposal for repairing the leak in the pipe, only one has responded and provided a proposal. The L&I Committee reviewed the proposal during the October committee meeting and had some questions for them company regarding the proposal. During the October Board meeting, a Board member mentioned a process called CIPP (Cured in Place Pipe) which could be done on the pipe. Emily contacted three local companies which offer this service, and only heard back from one, Carolina Relining Solutions. *Carolina Relining Solutions was onsite November 4 to perform a camera inspection of the pipe, which will identify the areas that will need to be repaired. The repair to the joint in the storm pipe and filling the sinkhole was completed on November 8.*
- cc. During the September Board meeting, the Board approved the Greenery's proposal for removing the Sago Palms and installing Agapanthus, Muhly Grass and Knock-Out Roses in the fountain area at Perseverance Park. The plant removal will begin towards the end of October. This landscape update is part of the renovation of all of Perseverance Park per the plans from Kelly Messier. *Project began the week of November 8 with the removal and clean-up of existing plants.*
- dd. The Landscape and Infrastructure Committee approved a proposal from The Greenery to remove the Liriope and dirt along the lower tier of the Jogging island circle. Along with this, the rope on the swing is frayed and will be removed, and fresh mulch added. Emily will send an email notification to the owners in the Jogging

circle informing them of the swing removal. Once the project is completed, the hardscape will then be pressure washed.

November 22, 2021 Covenants Committee Report

Since January, we have sent 153 properties covenants violation letters. These violations include overall maintenance of properties for items such as mowing, weeding, pressure washing, painting, trash can screening, and landscaping of right of way strips. To date 117 out of these 153 properties have since come into compliance. Currently we are actively notifying 36 properties of noncompliance.

In September, we began notifying residents who still had school signage posted on their properties for removal. The majority of both school and political signage has been removed since the eblast that was sent on November 1st.

The Covenants Team continues to work with the IDC to ensure final inspections and deposit refund requests are submitted in the 90-day timeframe per the Construction Deposit Policy.

Vote to appoint Claudia von Asten to the Covenants Committee.

IDC Report
I'On Assembly Board Meeting
November 22, 2021

Motion for Approval

Approval to record and post the IDC Guidelines on website in compliance with HB 3886

... “in order to remain enforceable, a homeowners association’s rules, regulations, and amendments to rules and regulations must be recorded in the clerk of court’s, Register of Mesne Conveyance (RMC), or register of deeds office in the county in which the property is located by January 10 of each year following their adoption or amendment.” This means, that by January 10 of each year, any policies, rules, guidelines, etc. put into place prior to January 10, must be recorded by this date to be enforceable....

IDC Discussion Items

Window glass – LoE glass specifics & general window glass differences.

IDC Decision: The IDC approves impact windows using the standard LoE glass which has a light gray tint and requires that the glass tint for all windows on a house/building be consistent. Impact windows with a green tint, caused by extra layers of a protective substance, do not match the standard LoE window glass that has been approved in I'On for years. The IDC will not approve replacement and/or additional windows that have a different window glass tint from the existing windows on a house/building.

TOMP ruling – The TOMP ruled that the eaves of an outbuilding do not count as buildable coverage.

Surveys & fences-

IDC Decision: The IDC agreed that a survey/site plan, among other items, is a submittal requirement necessary for any Fence request (Major Landscape application). However, since the IDC reviews fence requests individually on a case-by-case basis, the IDC reserves the right to require an updated and/or current survey before making a final decision.

IDC Meeting dates - for December 2021 & January 2022.

IDC Decision: The IDC decided to cancel the IDC Meeting scheduled 12-21-21. The IDC Meeting dates for the remainder of 2021 are as follow: December 7, 2021

IDC Meetings will resume the normal meeting schedule of the 1st & 3rd Tuesday of each month in January 2022. The 1st IDC Meeting for 2022 is January 4, 2022. The submittal deadline for that meeting is noon on December 28, 2021.

Submissions for the Period

Not Approved

Major landscape changes. New fencing, hardscape & plantings.

Minor property changes. Ext. paint changes. Install new gutters. Screen existing 2nd level porch.

Request to change previously approved roof color.

Structural & landscape changes. Revised plans for 2nd floor garage addition

Minor change. Exterior paint change to porch doors

Structural & landscape changes (2)

Revised structural & new landscape changes. One car garage with room above, landscaping, gutters.

Revised Structural & Landscape plans. Covered deck & storage, addition, alterations to first floor on front elevation.

Revised new home construction & landscaping. Zoning approval on lot type change & survey of combined double lot.

Structural & landscape changes. Revised plans to put in fixed porch screen.

Approved

Minor property change. Install new gutters & downspouts.

Structural & landscape. Revised landscape plans & additional information and clarifications for final approval

Approved with conditions.

Major landscape. Revised fence plans.

Revised gutters. Addition of rain chains in lieu of downspouts.

Revised new home construction landscape plans.

Change to Approved Design.

Change previously approved shutter color

Change to previously approved fence color & hardware.

Maintenance & Repair Applications Approved

Window replacements to exactly match existing windows

Repainting house trim to exactly match existing color.

Remove old fence & replace with new fence that will exactly match

Replacing existing roof with new roof that will exactly match the existing roof material

Final Inspections Not Approved

Structural & Major landscape changes. Garage addition with ADU

Major landscape. New fence.

Final Inspections Partially Approved

Structural & landscape changes. Homeowner response to unapproved 1st Final Inspection.

Requesting extension to rectify unapproved items

Final Inspections Approved

Major landscape. 2nd Final inspection.

Major landscape. Add off street parking within Right-of-Way & expand driveway. Dead tree to be removed & relocating existing plants.

Major landscape. Fence post cap follow-up

Revised structural & landscape changes. Revised changes to landscaping plans.

Structural & landscape changes with pool. Requested information submitted. Final Inspection for Deposit refund approved.

Communications Committee Report

November 22, 2021

The 2022 I'On Community Directories have arrived and will be included in the Giving Light Kits for the Holiday Festival of Giving on December 5th. Residents who participated in the Giving Lights event will receive a copy of the directory in their kits. The remaining directories will be available for pickup in the management office. The total cost for printing 700 copies of the directories was \$5,544.38. However, Mary collected \$4,090 in ad revenue this year, offsetting the printing costs by \$1,454.

The team also discussed the neighborhood guidelines, which the IDC has recently finalized. The group discussed the importance of a soft rollout of these guidelines and hopes to see how helpful they are when residents are submitting applications to the IDC. We hope to gain an understanding of the community's feedback and eventually have a conversation about funding a graphic artist for the presentation of these guidelines. It is important that the final product is presented in a way that is visibly pleasing and also a quick reference guide for homeowners to easily follow.

The team is also in the process of discussing ways to celebrate I'On's 25th Anniversary and is working with the I'On Trust on events that could be held to commemorate the occasion! Michele Wilson is continuing to work on the 25th Anniversary book which will be completed in early 2022. She would also like to propose installing several banners at the front of the neighborhood to acknowledge the celebration.