

I’On Assembly Board of Trustees Meeting
November 22, 2021 Board Meeting Minutes

Members Present: Tom O’Brien, Trey Mathisen, Julie Hussey, Chris Colen, Lon Waggoner, and Amy Sage

Members Absent: Johann von Asten

Management Company: Emily Simpson & Mary Fraser

Homeowner Forum: Antonia Fokas; 34 Fernandina Street, Bob Adams; 35 Eastlake Road, and Rick Simpson; 110 N. Shelmore Blvd.

Both Bob Adams and Rick Simpson joined the meeting simply to listen in and have no additional comments or concerns.

Antonia Fokas joined to discuss several concerns she has surrounding the IDC approval process. She explained that there is a new home being constructed adjacent to her property, opposite of the boat ramp, and expressed her frustration of the visible location of the trash, HVAC, and propane tanks from her property. Chris responded that the IDC consultants and architects visited the property thoroughly prior to accepting plans and that the construction follows the proper guidelines. He also relayed that the trash, HVAC, and propane tanks will be properly screened so that they are not visible from the streets and thoroughfares.

Antonia then discussed the maintenance of the crepe myrtles alongside her property. She stated that she heavily pruned back the trees recently and wants to know who is actually responsible for maintaining these trees and inquired if they could be completely removed. Amy responded of her disappointment in the heavy pruning of the trees and does not recommend removing the crepe myrtles completely. Amy also relayed that the boat ramp is used by vehicles to access the mailboxes, our aquatics division to access the lake for lake treatments, as well as it being a kayak launching amenity for homeowners. Antonia spoke on a post that used to be in the middle of the boat ramp and asked the Board if they can consider installing that again to block too much traffic from accessing the boat ramp at all hours of the night.

Call to Order: 6:21PM by Trey Mathisen

Approval of Minutes:

Lon made a motion to approve the October 15, 2021 I'On Assembly Meeting Minutes, October 5, 2021 Special Meeting Minutes, and the October 28, 2021 Special Meeting Minutes. Julie Seconded. All in favor. Motion passed unanimously.

President's Report: No formal report.

Treasurer's Report:

Emily provided a brief update surrounding the October numbers on behalf of Johann. She stated that under revenue, we are ahead of budget on IDC income as well as dock closure fees. Due to ongoing legal endeavors, we are over budget in legal. We are also over budget on landscaping, which we were aware of. The insurance costs are higher than budgeted due to the increase in the renewal this year. The good news is that in spite of some cost overages, we are on track to have a surplus at the end of the year. Annual assessments were recently mailed to the community, and the payments of those assessments will be reflected over the upcoming months.

Bob Adams stated that our investments in the two ETF (SPY and QQQ) accounts are doing well. He noted the finance committee has stopped the purchase of bonds. These purchases have been paused until there is a better understanding of the market. The finance committee would like to revise the current investment policy for the medium-term bucket to the attached policy which provides more flexibility in investment options.

Trey made a motion to approve the amended investment policy as written. Julie Seconded. There was a brief discussion inquiring about the Berkshire investment. Motion passed with 6 votes in favor and 1 vote opposing.

Trey motioned to approve adding Ed Clem to the Finance Committee. Julie Seconded. All in favor. Motion passed unanimously.

Amenity Report:

Trey reported that the resurfacing and painting of the docks was completed earlier this month and looks much better. He also mentioned that the previous resurfacing lasted a year over its warranty demonstrating that resurfacing is a good investment. Emily will also be reaching out to American Dock and Marine to inspect the dock pilings at each dock location, as the rear docks were not inspected last time this inspection was done for the Saturday Rd. and Isle of Hope docks. We hope to have this completed by the end of this year.

The installation of the Community Garden fence will begin in December. It was noted that Emily will follow up with April Gordon to ensure the wood cures before it is painted.

Landscape and Infrastructure Report:

Amy first reported that we have obtained a proposal from The Greenery to top-dress the marsh trail access path next to 30 Isle of Hope. The homeowners have commented on the many potholes in this area and have requested for it to be top-dressed. She stated that there is a homeowner easement between 26 and 30 Isle of Hope Road and that people use this area to access the marsh path. It is also used by the homeowners at 30 Isle of Hope to access their driveway. After further conversations with the neighboring property, the owner will be installing drainage to address the water run-off issue. We have 2 proposals to asphalt this lane. One is from Pro Seal for \$9,600 and the second is from Holy City Paving at \$9,850. The cost of adding asphalt to the marsh path/homeowner easement lane between 26 and 30 Isle of Hope would be a reserve expenditure.

Amy made a motion to approve a proposal for this lane to be asphalted at no more than \$10,000. Emily stated that she has worked with Proseal in the past. Trey commented on the need for the detail of the aesthetics surrounding the finish of the edging to be clean. Motion Second. All in favor. Motion passed unanimously.

Next, Amy discussed the repair of the Ramble drain, stating that The Greenery has relayed that they can fix this. Emily briefly noted that this hole has gotten bigger over time and needs to be repaired before it becomes a more serious problem.

Amy made a motion to have the ramble drain repaired by The Greenery for \$2,473.27. Julie Seconded. All in favor. Motion passed unanimously.

Amy went on to discuss the swing that is located in the Juggling cul-de-sac. Several years ago, a tree swing was donated by a neighbor to the HOA . The HOA

previously voted to take on the maintenance of this swing. However, the swing is beginning to fray and needs to be removed as it is a hazard. A new one will not be installed.

Amy made a motion to approve removing the swing from the Jogging cul-de-sac. Julie Seconded. All in favor. Motion passed unanimously.

Amy briefly discussed the new plantings at the north end of Eastlake stating that they look great and are thriving. She commented on the overall enhancement around the lakes and expressed that she would like to see more of these types of planting projects done around them. She asked the Board to walk by the area to see what they think.

There has been another application of the geese away spray. It is important to continue these applications during the migration period. We are still working on the non-feeding of geese policy.

Lastly, Amy touched on the concern of the use of round up by the Greenery. Amy walked the neighborhood with the resident who expressed this concern, and the Landscape team has spoken about this at their meetings. She stated that The Greenery will continue using round up in a responsible way and noted that The Greenery is a responsible and licensed company. They only use chemicals in the amounts liable to use. It was also noted that round up is more harmful to the workers than it is to others so would not be using dangerous amounts during spraying. We are still looking into other options. However, it is still the most effective deterrent to use on weeds, etc. Amy stated that homeowners should also be aware of the amounts that they use in their own yards as it runs off onto HOA property, and ultimately into community drainage and water systems.

IDC Liaison Report:

Chris commented on the continued increase in IDC activity, stating that the committee has reviewed an influx of submittals since the start of Covid and stay at home orders.

Chris then commented on the need to record the IDC guidelines with the Register of Deeds office by January 10th for the guidelines to be legally enforceable. Dana and the IDC have been working on these guidelines for several years. Chris noted that these guidelines are a baseline for the community and not necessarily finalized. He recommended that the guidelines should be posted on the website as

they exist and improves as issues arise. Any changes made to these could easily be amended and re-recorded. Julie also expressed her hopes that approving these guidelines would create a soft rollout, inviting community input and revision over the course of the next year. She also reiterated the possibility of hiring a graphic designer to format the guidelines. She commented that their purpose is to help homeowners when it comes to working through the IDC process. She expressed meeting with homeowners, architects, realtors, etc. to gain feedback on how the guidelines are working. Chris noted that the guidelines are a bit overwhelming and includes a lot of information but the IDC will work throughout the next year on getting these officially laid out in a pleasing way to gain the neighborhood's feedback. Chris expressed the importance to be transparent in this process.

Chris made a motion to approve and record the IDC guidelines by January 10, 2022. Lon Seconded. Julie and Amy opposed. Motion passed unanimously.

Covenants Committee:

Lon stated that out of 153 violation letters sent throughout the year, that 117 have been closed out and come into compliance. He thanked Mary for her follow up and consistency in working to get these properties to come into compliance with I'On standards.

He also stated that political signage has come down naturally after the election so did not have to send many direct letters on these.

Lon made a motion to add Claudia von Asten to the Covenants Committee. Julie Seconded. All in favor. Motion passed unanimously.

Communications Committee:

Julie briefly reported on items included in the Board packet. The 2022 community directories have arrived and will be included in the giving light kits for the holiday festival. If homeowners did not participate in the event, they can pick up a copy of the directory in the HOA offices. She also stated that Mary sold many more ads this year, offsetting the printing costs by \$1,454. There was a total of 700 copies of the directories printed this year.

She then spoke on the 25th Anniversary celebrations and stated that the Trust and HOA will be working on planning events to commemorate the milestone throughout 2022 into 2023. She stated that the anniversary could also be a good

place to work on the rollout of the IDC guidelines and relaying this new information to the community.

We will also be voting on banners to install at the front of the neighborhood but are waiting on a formal proposal from Michele Wilson.

Motion to approve Danielle Marin to the Communications Committee. Amy Seconded. All in favor. Motion passed unanimously.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:31pm. Next meeting will be held on December 20, 2021 at 6:00 pm.

Respectfully submitted by _____

Julie Hussey, Board Secretary