

I'On Assembly Board of Trustees Meeting
March 21, 2022 Board Meeting Minutes

Members Present: Julie Hussey, Bob Adams, Chris Colen, Lon Waggoner, Amy Sage, Simon O'Shea, Michael Spalding

Management Company: Emily Simpson & Mary Fraser

Homeowner Forum: Ed Clem, William Hamilton, BJ Barnes, Lana Bilic, Laurie Minges, Carol Degnen, Julie O'Connor, Victor Cossel

Carol Degnen, joined the meeting to represent the I'On Eco Group. The group was formed to help improve environmental practices within the I'On community. Carol provided the group's statement of purpose and discussed briefly with the Board. Carol stated that the group would also like to communicate and educate neighbors on environmental practices. Carol informed the Board that the I'On Eco Group will have a table at the upcoming Artist Market. The group will also be including monthly articles in the I'On newsletter. Carol informed the Board that the group's first activity is scheduled for April 23rd on Earth Day. They will be notifying neighbors that they will be collecting household hazardous waste that should not go to landfill and members of the group will bring the hazardous items to the convenience center. Carol said if any I'On residents are interested in joining the group, that they can contact her via email.

Lana Bilic, BJ Barnes, Julie O'Connor and Laurie Minges joined to discuss the IDC review process. The group reiterated the issues that architects and homeowners are experiencing with the IDC, along with the lack of communication with the IDC. Julie O'Connor stated that applicants previously had the opportunity to speak to someone whether it be staff or an IDC member when having questions or answering questions regarding submittals. The Board members stated their receptiveness to these concerns and the need to be transparent. It was stated that due to the pretentious process and lack of communication and customer service, numerous neighbors are not wanting to go through the IDC process. Laurie Minges expressed the need for someone to be available to meet with owners and/or professionals and to assist with their knowledge of the I'On Code. Chris Colen responded that the I'On Board and IDC have a plan in the works to fix many of these issues. Chris stated that he and Julie Hussey are committed to repairing and

improving the IDC process. Chris noted that it will take some time but the Board is extremely committed to improving the IDC process. Victor Cossel, also joined to express his concerns regarding the IDC process. Victor expressed that he shares the same views as the previous residents and also expressed the magnitude of costs and the amount of time lost.

Lastly, William Hamilton, presented a request and is seeking approval from the Board to hold an event at Westlake Amphitheater. He compared this event to Burning Man, but on a much smaller scale. William noted that there would not be any burning of items or open flames/fire. William stated that instead of any fires or open flame, there will be digital lights and amplified sound. The event would be 4 hours long and its theme is Dr. Seuss' Oh! The Places You Will Go. William would have more details for the event after attending the "Emergence" event in Summerville later this week. The Board stated that they cannot give an approval tonight due to the minimal details and information he had at this time.

Call to Order: 7:18 PM by Julie Hussey

Approval of Minutes:

Bob made a motion to approve the February 21, 2022 I'On Assembly Meeting Minutes with the addition of Amy's changes. Chris Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie provided an update regarding a dog attack at Westlake. Julie spoke with a homeowner who witnessed it and discussed ideas on how to inform dog owners on what to do if there is an attack. Julie stated she previously provided the contact information for Denise Miller at Mount Hollow, to Emily. Emily had reached out to Denise and inquired about the possibility of doing a one-hour presentation to owners and Denise expressed interest, as it is a very important topic which doesn't get covered as it should. Denise is also working on a brief informational note for the newsletter regarding the surrounding information.

Julie then proceeded to read an email that was received from an owner in response to the email blast sent on March 11, and I'Ons 25th Anniversary:

“With great interest I read yesterday's email blast from the I'On Assembly Board regarding the history of I'On. I enjoy my home in I'On very much, and I live here because I choose to live in I'On with its access to the creeks,

marshes, and natural beauty all around us. The 762 titleholders in I'On each have their own reasons for choosing to call I'On home.

I must take strong exception to the disparaging statement in the Board's email regarding "the opposition" to the plan for I'On, originally known as the Jordan Tract. The Board might recall that the original plan for I'On included almost 12 of our 243 acres devoted to apartment buildings. Hard to imagine I'On with 12 acres of multi-family density on our road system. And speaking of roads, the opposition was rightly concerned about the Town maintaining an insufficient road system in I'On. Today, our neighborhood is, in fact, left with an incomplete road system (the dead end of Mobile) with no plan for completion and no hope for help from the Town. The opposition presented legitimate concerns to the Town those many years ago.

The opposition helped create our community as much as any developer, but never once has the neighborhood credited "the opposition" for the contribution. The I'On of today – the neighborhood for which the Founder has collected numerous awards and promotes as his own – is not the I'On the Founder wanted to develop. Our I'On is far better than he envisioned. Rather than denigrate "the opposition" as you did in your celebratory email, a more enlightened and civic-minded Board would appreciate the opposition and the concept of compromise, because without it, the I'On you celebrate today would not exist."

Julie made a motion to approve decisions that were made during executive session regarding staffing compensations. Seconded. All in favor. Motion passed unanimously.

Treasurer's Report:

Bob stated that we are on budget. He has nothing major to report due to it being early in the year. Bob expressed the need to stay within budget and to continue being mindful of the budget.

Amenity Report:

Simon reported that the process for the 2022 boater session has begun and the boat and trailer decals, along with the boater keys have been ordered and will be ready to be distributed in several weeks. Simon stated that once the new keys are in-hand at the management office, an email blast will be sent to residents announcing when registration begins. Simon also stated that the boat ramp lock is scheduled to be

rekeyed on April 29th. Chris Colen inquired about holding a boater event down at the docks. Simon mentioned he will reach out to the Boat Committee to discuss further.

Simon also noted that the community garden fence has been painted and is complete and looks great!

Landscape and Infrastructure Report:

Amy reported that there are several votes needed, as noted on the agenda for tonight's meeting.

The first vote, the Committee is seeking approval for is the replacement of azaleas at Patience Park. Amy noted that the existing azaleas were installed roughly fifteen years ago and are not thriving anymore. Amy also noted that the current color for the azaleas is white, and the proposal that was received from The Greenery is for Autumn Embers, which will add a nice pop of color to the park.

Bob made a motion to approve the proposal from The Greenery for replacing and adding additional azaleas to Patience Park. Chris Seconded. All in favor. Motion passed unanimously.

Next, Amy went on to discuss the geese population issue. Emily reached out to other managers at Ravenel Associates and found a company called Goose Busters. Amy stated that the company utilizes Border Collies that scare the geese and that the geese are on leash. The committee met with Goose Busters and stated that in addition to scaring the geese, the dogs will sniff for nesting sites. The company also will addle the nests and noted that this is the most humane way to handle the population. They check to see if the eggs are viable for addling each egg. Amy noted that the company's methods are endorsed by PETA, The Humane Society and the US Fish and Wildlife. Amy also mentioned that we do have one more spraying of Flight Control, which will be completed within the next month.

Amy made a motion to use Goose Busters for \$9,000 as a contract year and will commit to an annual contract. Amy noted the company's knowledge surrounding geese and the population problem. They will also engage with homeowners that approach them. Bob Seconded. All in favor. Motion passed with 5 yes and two nos.

Lastly, Amy discussed the signage for trucks as you enter the neighborhood. The Town of Mount Pleasant and SCDOT denied this request. Chris brought up the idea of reaching out to Lowes and other delivery places like Home Depot to be proactive regarding this. Amy will reach out to them.

IDC Liaison Report:

Chris proposed 3 motions.

Bob made a motion to approve the use of the ARC online software via Ravenel to assist in implementing this software and would have the right to the data software here. Michael Seconded. All in favor. Motion passed unanimously.

Bob made a motion to conduct a survey for the past 6 months of IDC submissions to obtain input from the community. Michael Seconded. All in favor. Motion passed unanimously.

Chris made a motion to vote to approve seeking a professional consultant to assist with the IDC practices and guidelines for a cost not to exceed \$7,000. Bob Seconded. All in favor. Motion passed unanimously.

Bob noted that this is not in the budget but will need to assess as we progress through the year.

Covenants Committee:

Lon had nothing to report outside of the report that was provided in the meeting packet. Lon stated that an owner is interested in joining the committee and will be meeting with her and Mary this week. He will then make a motion via email to the Board members to officially have the owner added to the committee.

Communications Committee:

Michael touched on the IDC survey being reviewed and asked what the timeline for this will be. Emily and Mary will reach out to the past 50 residents who went through the IDC process, and inform them to be on the lookout for a survey from Survey Monkey.

Michael also mentioned that the Committee is looking to Constant Contact regarding SMS texting integration options so we would have other options for residents to opt into for different communications.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 8:11pm. Next meeting will be held on April 18, 2022 at 6:00 pm.

Respectfully submitted by _____

Michael Spalding, Board Secretary