

I'On Assembly Board of Trustees Meeting
December 12, 2022 Board Meeting Minutes

Members Present: Julie Hussey, Lon Waggoner, Bob Adams, Amy Sage, Michael Spalding

Absent: Chris Colen and Simon O'Shea

Management Company: Emily Simpson & Mary James

Homeowner Forum: Ed Clem, 167 E. Shipyard; Tom & Nancy Carstens, 108 Civitas; Stephen Wood, 139 Ionsborough; and Dick Bondy, 107 Civitas.

Stephen Wood spoke of his time on the Board of Appeals. He touched on the enhancements of the IDC's processes and procedures helping to reduce the number of appeals coming to the appeals committee and thanked the IDC for their efforts and thoroughness. Stephen also informed those present that he is a nominee for the Board of Trustees.

Dick Bondy joined the meeting to discuss the new construction of a home close in proximity to their property. He stated that I'On's architectural standards were a large factor as to why they moved to I'On. He expressed his opinion that a number of new homes being built recently don't seem to be fitting of I'On's character. Julie responded about offering more connections with architects to learn more and gather a better understanding of their decisions. Julie noted the changes that the IDC has made over the past several years and also pointed to the deposit policy. He also expressed that residents seem to be building the max coverage and noted that it might be a good idea to add this factor onto IDC applications. (Recommending to stay under the max building coverage and not all the way out) The IDC is aware of this and will work on a way to respond to these matters. Stephen noted that asking for forgiveness does not go far with the appeals committee.

Lastly, Dick expressed his willingness to join the IDC committee.

Call to Order: 6:19PM by Julie Hussey

Approval of Minutes:

Bob made a motion to approve the November 14, 2022 I'On Assembly Meeting Minutes. Lon Seconded. All in favor. Motion passed unanimously.

President's Report:

Julie stated that she met with the I'On Square's Board President and spoke about the issue of illegal dumpster use by I'On residents. Julie reminded the community that residents should not be using the Square's dumpsters and expressed that there are several public dumpster sites on Whipple Road and at the SCDMV.

She also reminded the community of the Annual Meeting coming up on January 25th. The meeting packets should arrive in owner's mailboxes towards the end of next week.

Julie shared several accomplishments the Board has made over the past year. It was noted that the full cost for printing the directory was covered this year for the first time ever and even had money left over. Julie expressed her gratitude to both the management and maintenance staffs. The Westlake amphitheater project continues to be worked on and hope to have this completed in the upcoming year.

Lastly, she expressed that the Supreme Court hearing is on Wednesday.

Treasurer Report:

Bob reported that we currently show a surplus, but noted that there are still upcoming legal expenses. It was noted that any surplus should be rolled over into next year's budget for these expenses.

Bob made a motion to allocate the excess transfer fees of \$92,000 to the strategic reserve fund. Michael Seconded. All in favor. Motion passed unanimously.

Bob made a motion to recommend the full payout of the bonuses to be awarded to management. Lon Seconded. All in favor. Motion passed unanimously.

It was noted this money is in the 2022 budget so can be paid out before the end of the year.

Amenity Report:

Emily provided the Amenity's report in Simon's absence. In addition to the report that was in the board packet, Emily mentioned that the Amphitheater Subcommittee met recently to discuss the potential design for the rebuild of the amphitheater. It was noted that we could potentially show the plan to residents during the annual meeting depending on if we have the designs at that time. It was also noted that this project will go through both the IDC and TOMP approval processes.

Lastly, the soccer goal will be delivered on Wednesday and put back together on Thursday by our maintenance man.

Landscape and Infrastructure Report:

Amy provided a brief update on the Westlake drainage project. She stated that The Greenery has provided us with an updated proposal coming in at a much lesser cost than the prior quote at \$22,810. It was noted that this is not a permanent fix as we would have to add drains to actually fix the drainage issues. She also expressed the need for homeowner's drains being looked at especially during storm season. It was noted that this does not require a vote today. However, this is an improvement that is needed but is not in the budget to be done this year. It was recommended to put this into the 2023 budget to be completed next year.

Next, Amy stated a diseased tree was removed at the Creek Club so would like to mitigate this removal by installing another canopy tree (one red maple) at the Sowell triangle where we have lost a few trees.

Amy made a motion to install one red maple tree at the Sowell triangle location for \$1,853. Lon Seconded. All in favor. Motion passed unanimously.

Lastly, Kat Harberg with the I'On Trust inquired if the blood connection bus can be parked on Maybank Green during Halloween next year. It was noted that the sprinkler heads could get damaged if we allowed this and asked if Kat could look into other locations that are close by like Faye Lane or McDaniel.

IDC Liaison Report:

The IDC is working on a solar panel policy/set of guidelines. It was noted that any new policies must be recorded with the register of deeds by January 7th. Emily will ask Shawn if documents can be recorded at a later time and still be enforceable if recorded at a later date. It was noted that the IDC will gladly review an application for solar panels.

Covenants Report: No formal report.

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 7:21pm. The next meeting will be the annual meeting on January 25, 2023 at 6:00PM and will be held at the Creek Club.

Respectfully submitted by _____
Michael Spalding, Board Secretary