I'On Assembly Board of Trustees Meeting

November 18, 2024 Board Meeting Minutes

Members Present: Tom O'Brien, Bob Adams, Stephen Wood, Roy Rathbun, Julie Hussey, and Donna Davis.

Absent: Lon Waggoner

Management Company: Emily Simpson & Mary James

Homeowner Forum: Amy Sage, 63 Joggling; Barbara Adams, 35 Eastlake; Dick Bondy, 107 Civitas; and Jim Whiteside, 38 Saturday.

Amy attended the meeting inquiring about the cost difference between the changes in the number of IDC members. Stephen responded that the proposed changes to the IDC would now consist of 2 structural architects and one landscape architect. These changes would save the Assembly $7,200. Amy went on to thank the Communications Committee for the reader board and commented that she wished there was another one located at the Eastlake entrance and noted that it has been very helpful for her.

Barbara Adams attended the meeting asking questions about ADUs. She specifically asked if those residents are required to have one additional parking space off-street which the Board responded is true. Bob read from the Code about the required off street parking. Barbara asked if we monitor how many people are renting properties. The IDC does monitor parking when residents submit plans and require the off-street parking when going through the process. Stephen commented the difficulty of monitoring this issue. Barbara asked if we can include a note in the newsletter reminding residents of the rule. Tom noted the likelihood of a number of residents that probably don't have permits and still have renters and reiterated the difficulty to enforce. Bob noted that if people are renting they should be notifying the TOMP because they are required to legally. It was also noted that the TOMP does not limit the number of frogs but only regulate the number of ADUs.

Dick Bondy attended to speak on behalf of a neighbor who resides on Ionsborough who were not able to attend the meeting. He relayed that they put in a frog about a year ago and have been having issues communicating with the IDC ever since. The owners stated that they requested to meet with the IDC several times and have not heard back. Tom responded that the owners have the right to appeal the IDC's decision. Management will ask the IDC at the meeting tomorrow if someone can schedule a time to meet with them.

Jim Whiteside attended simply to listen in.

Call to Order: 6:17PM by Tom O'Brien

Approval of Minutes:

Julie made a motion to approve the October 29, 2024 I'On Assembly Meeting Minutes. Motion Seconded. Bob made an amendment to the third page under the Treasurer Report. All in favor. Motion passed unanimously.

President's Report:

Tom discussed the communication the Board received from a homeowner regarding concerns of the fireworks that are shot off on Fourth of July. The Board is exploring options on how we could permit the show such as floating docks or looking into holding the show at other locations, etc. Julie expressed her concerns of how the fireworks were shot off by residents and kids all around the neighborhood before the show was held and noted that as long as fireworks are legal in the TOMP, they will be shot off around the neighborhood.

Amenity Report:

Donna relayed that we have received two letters from neighbors who reside by the Creek Club expressing their concerns of teenagers hanging out at the docks late at night. These residents have contacted the police department several times when this occurs but stated that they have not been of much help. Donna met with Jeff Meyer, head of the dock committee, along with the police department to discuss solutions to this problem. They discussed the possibility of installing signage relaying that the docks close at 10pm and noted that it would not restrict boaters from having access to the boat ramp. Another solution could be installing motion detecting lights. When discussing possibly locking the gate, the dock committee expressed they would not want that. Jim Whiteside relayed that these kids hangout all over the docks and usually appear to be people that do not reside in I'On. He stated that they are often cursing and yelling. He relayed that fishermen come and trash the docks that don't live in I'On as well. Overall, it will likely take a combination of rules and signage being implemented and would also like to find a solution to cameras being installed. Ultimately, it was decided to discuss further with the dock committee before making any decisions.

Other items are included in the Board packet.

Treasurer Report:

Bob first reported that we continue to spend on reserve fund items and operating items and that the budget is in good shape. He stated that at the December meeting he will be making a motion in regard to the transfer of money from the operating fund at first citizens to Morgan Stanley which provides more interest to earn. The committee will be recommending a motion when we get above $400,000 in the operating fund which will occur in December and January when assessment income is coming in. After discussion, it was decided to do $250,000 instead of $400,000. Julie asked about payroll on the executive dashboard noting that we are over $5,000 in payroll and administration and are also over in receipt for IDC revenue. Bob responded that fees have been raised for IDC applications and that if we are raising fees, should also be looking at expenses. Part of the reason we are making more money is because there are more applications being reviewed by the IDC consultants. Julie expressed concerns of the changes to the structure of the IDC seeing that the IDC is now offering a mid-project review and a final review. She is concerned that only having one landscape consultant would delay the review of projects if the other cannot make it to the meeting. Bob responded that we are still putting a person in place from the neighborhood that has landscape design experience but only one is a paid professional. Stephen clarified that the paid consultants will still be doing the final inspection. If it doesn't work, we can switch back to the original structure in 2026.

Landscape and Infrastructure Report:

Roy provided updates on items that have been completed since the last meeting which can be found in the Board packet.

He went on to discuss a vote that is needed to approve a proposal which would come from the operating budget under the tree replacement line item. The committee reviewed and approved a proposal from Ruppert for 2 Southern Magnolia trees to be installed in Georgetown Park. These two trees are the required mitigation from the TOMP as a result of removing two Cypress trees at the amphitheaters a couple of months ago.

Roy made motion to approve spending $4,706.95 to install 2 Southern Magnolia trees at Georgetown Park. Julie Seconded. All in favor. Motion passed unanimously.

Next, Roy discussed a proposal from Ruppert regarding the erosion along N Shelmore between Hopetown and Frogmore. There is roughly 40 feet of erosion and a large drop off at the sidewalk which will only get worse over time. It should be noted this expense is coming from the operating fund.

Roy made a motion to approve spending $8,770.01 for the erosion along N Shelmore between Hopetown and Frogmore. Donna seconded. All in favor. Motion passed unanimously.

Roy went on to provide the Board with a brief update on the bulkhead. The surveying company informed JGT that all field work has been completed and the survey will be submitted for review sometime next week. We also received the results from the soil test which saw nothing that would cause an issue. Roy is drafting a letter to the TOMP requesting a contribution due to the close proximity of the bulkhead to the streets and sidewalk. Roy asked Emily what the nearest spot from the road or right of way to the bulkhead is. Emily will look into this and get back to him.

Lastly, it was noted that Board members along with the Landscape Committee went by the Ionsborough alley to look at the area where a speed hump was requested and unanimously decided not to install this speed hump.

Covenants Report:

No formal report.

IDC Liaison Report:

Stephen made a motion to formally add David Thompson on the IDC Committee to resume an active voting seat. Roy Seconded. All in favor. Motion passed unanimously.

Communications Committee:

Julie relayed the committee did not meet this month due to conflicting schedules.

She stated that the signage rule will be mailed to the community and inquired if December might be a good time for owners to discuss. Emily responded that the signage rule will be included in the annual meeting packet and owners will be allowed to ask questions during the homeowner forum at the annual meeting in January.

Secretary:

No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 7:06pm. The next meeting will be held on December 16, 2024 at 6:00PM.

Respectfully submitted by____________________
Julie Hussey, Board Secretary