I’On Assembly Board of Trustees Meeting

December 16, 2024 Board Meeting Minutes

Members Present: Bob Adams, Lon Waggoner, Stephen Wood, Roy Rathbun, and Julie Hussey.

Absent: Donna Davis & Tom O’Brien

Management Company: Emily Simpson & Mary James

Homeowner Forum: Amy Sage, 63 Joggling & BJ Barnes, 27 Mobile.

Leah Stackpole submitted the following comments to be included in the meeting minutes.

Over the past two weeks I have observed what appears to be different colored spray paint on the Marsh Trail. This paint has been used to mark dog feces that has not been picked up. As a responsible dog owner that not only picks up after my own dog as well as others I have a few questions.
- Is something formal happening at the Marsh Trail where dog feces is being marked?
- If yes, please advise the reason for this and more importantly is this paint biodegradable and environmentally friendly to the marsh wildlife as well as our pets?

The Board responded that the HOA is not doing this and is likely a resident.

Amy Sage attended the meeting simply to listen in.

BJ Barnes joined to express concerns surrounding the IDC. She introduced herself and provided some background regarding her time on the IDC. She expressed significant concerns regarding the approval process and how frustrating it is. She stated that the IDC concentrates on small items that should not be taken into consideration. She pointed out one particular example where a resident spent $10,000 in design review fees and being unapproved after 6 months of back and forth reviews with the IDC. She noted hearing numerous complaints from residents around the neighborhood regarding the IDC process and noted many other architects not willing to do work in I’On. She expressed her desire for the committee to be reorganized to help homeowners in a more efficient way. She stated she'd be happy to share her thoughts and ideas on how to make the process a more positive experience and be more client friendly. She also suggested sending a survey to residents after they go through the IDC process.

Call to Order: 6:19PM by Bob Adams

Approval of Minutes:

Lon made a motion to approve the November 18, 2024 I'On Assembly Meeting Minutes. Roy Seconded. All in favor. Motion passed unanimously.

President's Report:

No Report.

Amenity Report:

No Report.

Treasurer Report:

Bob noted that everything is tracking along well. He mentioned that no homes have closed in November, so transfer fees have not increased but a few homes are scheduled to close in December.

Bob went on to state that the finance committee would like to recommend the approval of transferring some funds.

Bob made a motion to approve transferring the transfer fees collected in 2024 from First Citizens operating account to Morgan Stanley reserve account in early January. Lon Seconded. All in favor. Motion passed unanimously.

Bob made a motion to approve transferring $100,000 from First Citizens operating account to Morgan Stanley reserve account to be used solely for playground expenditures in 2025. Roy Seconded. All in favor. Motion passed unanimously.

Bob made a motion to approve transferring funds from First Citizens operating account once the account exceeds $250,000 the excess to be transferred to Morgan Stanley operating account to obtain higher interest rate return. Lon Seconded. All in favor. Motion passed unanimously.

Lastly, it was noted that the Trust has now provided the $30,000 check for their contribution in the amphitheater rebuild.

Landscape and Infrastructure Report:

Roy first reported that the committee would like to present a proposal to install lighting at the amphitheater. The Board inquired if the lighting could be set on timers that had the ability to be adjusted. Roy responded that this has been included in the proposal.

Roy made a motion to approve the proposal from Moonlighting for installing lighting at the Amphitheater. Bob Seconded. All in favor. Motion passed unanimously.

Roy made a motion to approve proposal from Ruppert for enhancing the landscaping on the north-west corner of Westlake. Bob Seconded. All in favor. Motion passed unanimously.

Julie brought up conversations she has heard regarding the request to revamp the bocce ball court and hopes for this to be done some time next year. Roy responded that the committee will add this to their agenda to discuss further.

Roy went on to provide an update on the bulkhead. He stated that JGT has received the soil test results and they do not see anything that will adversely impact the project. GEL Engineering has completed an as-built survey for the bulkhead replacement and submitted it to JGT. Roy stated that he received assistance from Vince Graham which was very helpful regarding some water mitigation concerns along with other examples of the TOMP investing in other neighborhood's infrastructure. He thanked Vince for this information.

Lastly, he stated items that have been completed since the last meeting which are included in the Board packet.

Covenants Report:

Lon reported that it is a slow time of year for covenants with only 8 properties currently being actively sent compliance letters.

IDC Liaison Report:

Stephen reported on IDC actions that are included in the Board packet.

He asked if Kristine could pull the report for the property on N. Shelmore that BJ brought up during the homeowner's forum.

Communications Committee:

Julie stated that the committee met this past week and are working on finalizing a survey to send to the community. The survey will include requests to gather the demographics of the neighborhood along with resident's feedback surrounding events that are held throughout the neighborhood.

Secretary:

No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:54pm. The next meeting will be the annual meeting held on January 21, 2024 at 6:00PM.

Respectfully submitted by_____________________
Julie Hussey, Board Secretary