

I'On Assembly Board of Trustees Meeting
February 13, 2025 Board Meeting Minutes

Members Present: Tom O'Brien, Bob Adams, Lon Waggoner, Stephen Wood, Donna Davis, Roy Rathbun

Management Company: Emily Simpson

Absent: Joe Barnes and Mary James

Homeowner Forum: Ed Clem, 163 E. Shipyard; Fred van Dongen, 55 Krier Ln.; Linda Ulrey, 138 Ionsborough St.; Amy Sage, 63 Jogging St.

All homeowners attended the meeting to listen and had no comments for the homeowners forum.

Call to Order: 6:01PM by Tom O'Brien

Approval of Minutes:

Lon made a motion to approve the December 16 and January 29 I'On Assembly Meeting Minutes. Bob Seconded. All in favor. Motion passed unanimously.

President's Report:

Tom stated that a request from a resident in Braemore was received to host a bike ride fundraiser on March 15. He mentioned that a couple of the streets would be closed for the ride. The Board discussed the request in executive session and agreed that the fundraiser limits access to I'On residents for commuting through the neighborhood and a potential liability if an incident occurred.

Tom made a motion to deny the request for the fundraiser. Stephen Seconded. All in favor. Motion passed unanimously.

Treasurer Report:

Bob reviewed the January dashboard and mentioned that the Assembly has received the vast majority of annual dues but throughout the year the assets will dwindle. He mentioned that there are currently 7 or 8 homes that are contingent. Bob informed the board that in March he will make a motion to transfer the reserve and capital funds moved from operating to the reserve account. Bob said that the tree work proposal that will be voted on tonight, was not budgeted for this year and

will be considered part of the reserve and capital fund budget. Lastly, in March the Finance Committee will begin discussing the reserve and capital fund budget and have invited Tom, Roy and Donna to attend.

Amenity Report:

Donna stated that the Ramble playground renovation is completed and repairs are being made at the Hopetown playground. Donna mentioned that she, Emily and Marcus (Just for Fun Playgrounds) met on Wednesday in the Scramble to discuss a plan for the Scramble and a layout for the equipment.

Donna motioned to have Sally Raver, Jan Laabs and Donna Feldman to join the playground committee and Billy Kirk for the boat committee. Stephen second. All in favor. Motion passed unanimously.

Lastly, Donna mentioned the upcoming painting of the docks. Emily reported that there was a cracked water line at the docks, and it has now been repaired. Emily also stated that we are gearing up to start boat registration for 2025 and the registration fee might increase due to the rising costs of the boat ramp keys.

Landscape and Infrastructure Report:

Roy discussed Perseverance Park and the first step was to hire an arborist to look at the Sycamore trees and in their report they stated that 16 trees are healthy. The committee doesn't want to remove healthy trees and expressed the need to properly maintain the trees as recommended by Charleston Tree Experts in their report. Stephen asked if anymore Sycamores would be planted and Roy stated that there will be 8 planted in the vicinity of where the ones were removed. He also mentioned that Sycamores are best for this area due to the high canopies.

Roy made a motion to approve the Sycamore tree maintenance proposal. Bob seconded. All in favor. Motion passed unanimously.

Roy discussed the proposal for the replacement of the Hopetown footbridge and stated that the footbridge will be slightly raised so it will not have contact with the ground.

Roy made a motion to approve the proposal. Bob seconded. All in favor. Motion passed unanimously.

Roy discussed the right-of-ways in the community and there was a big push during Covid in 2020 to have owners fix up the ROWs. Since the Town owns the strip of land the Assembly has no authority on making owners to fix their right-of-ways in

front of their homes. Donna mentioned it would be nice to have continuity throughout the community in the ROWs and an idea to do ROW of the month. The Assembly will do another campaign to residents for cleaning up the right-of-ways. Lastly, Roy mentioned that Emily had followed up with the Town about the financial request for the bulkhead wall and they are still discussing.

Covenants Report:

Lon stated there is no covenants report and the committee will be meeting on the 26th.

IDC Liaison Report:

Stephen stated that January started off light with submissions.

Stephen made a motion to appoint Taylor Fehmel as an alternate Landscape Architect. Donna seconded. All in favor. Motion passed unanimously.

Stephen mentioned that we are working on an ongoing IDC survey to be part of the closing out process. Stephen drafted a survey and Joe provided comments and the IDC will review it at the next meeting. The survey goes through the whole process, from the beginning, middle and end. The results will be shared with the IDC.

Communications Committee:

Emily reported that there is nothing new from the report that was submitted in the packet. She mentioned the survey results and Tom asked to send out the blast again to see if we can yield more results.

Secretary: No Report

Other Business:

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:30pm. The next meeting will be on March 17, 2025 at 6:00PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Joe Barnes, Board Secretary