

I'On Assembly Board of Trustees Meeting
May 19, 2025, Board Meeting Minutes

Members Present: Tom O'Brien, Bob Adams, Lon Waggoner, Donna Davis, Stephen Wood (departed at 5:32pm), Roy Rathbun, and Elaine Blaisdell-Taylor

Management Company: Emily Simpson and Nina Patton

Executive Session: Began at 5:03 Ended at 5:54

Homeowner Forum: Ed Clem, 167 E Shipyard Road; Amy Sage, 63 Jogging; Karen Rathbun, 30 Mises Road; Karen McLean, 59 Robert Mills Road and Zoom attendees: Alexis Mead, 29 Eastlake Road and Sally Rover, 97 N Shelmore Road.

Alexis attended the meeting to discuss the influx of non-resident usage of playgrounds, the marsh trail, dog parks, etc. and was concerned about the potential liability since it is private property. Tom stated that I'On is an open community and is difficult to enforce restrictions and if we have signs, residents can call the police. Alexis also asked about the Eastlake Traffic Study and Tom stated that a traffic study was discussed for the Shelmore Business District area at the last meeting and there are no new developments.

Karen Rathbun asked about the update and Letter from the Board regarding CV9. Phase 11 tree removal was also mentioned.

Call to Order: 5:56 PM by Tom O'Brien

Approval of Minutes:

Bob made a motion to approve the April 21, 2025, I'On Assembly Meeting Minutes. Roy Seconded. All in favor. The motion passed unanimously.

President's Report:

Tom informed residents that the Board has discussed and reviewed a letter from the HOA's attorney regarding the cemetery development.

Lon made a motion to approve the letter as drafted to be sent to the Town of Pleasant. Roy seconded. All in favor. The motion passed unanimously.

Bob mentioned the well-attended I'On at Home event "Spring Fling" at the Creek Club and thanked Cathy Remington and Becky Head for organizing and running the event. Bob also noted that Tom and Mike Russo were a big part of its success.

Treasurer Report:

Bob stated that financially the community is doing well and has received above-normal transfer fees, and one house is currently contingent. He also noted that the bulkhead expenses are coming up and there are no plans for a special assessment this year or next.

Amenity Report:

Donna discussed meeting with Comcast for the security camera installation. We will be adding a notice about them in the newsletter once we know when they will be installed.

Donna made a motion to order the signs closing the docks from 10pm-6am. Lon seconded. All in favor. The motion passed unanimously.

Donna stated once the sign is in place, individuals will be removed by police if called.

Donna stated that the Scramble playground will be closed, and work should begin June 10th. The fence at the Hopetown playground has been approved to be replaced and Emily said it would take approximately 7 weeks to get it scheduled.

Landscape and Infrastructure Report:

Roy read the updates from the recent committee meeting, which was provided in the board packet.

Roy motioned to approve the proposal for Eastlake path edge re-grading. Bob Seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal Perseverance Park renovation. Bob seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal for enhancement in Georgetown Park. Bob seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal for landscape enhancement and swings for south-east corner at Westlake. Bob seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the proposal for alleyway asphalt repairs. Lon seconded. All in favor. The motion passed unanimously.

Roy motioned to approve the preliminary drawings of Eastlake Bulkhead from JGT. Roy motioned and Elaine seconded. All in favor. The motion passed unanimously.

Roy also gave an update on the Bulkhead project by JGT, who is finalizing plans to send to the Town for review and approval hopefully by July. Emily explained that JGT had to revise the plan slightly to include batter piles in some areas where the homes were closest to the lake as to not disturb the ground infrastructure under the homes. Roy again reiterated the project would cost upwards of 1.5million. Bob stated the amount budgeted for the bulkhead replacement of \$600,000 in 2025 and the remainder not until 2026.

Covenants Report:

Lon read the update, which was provided in the board packet, and mentioned that the new system for homeowner infractions was working well, and homeowners are responsive to it. We are seeing mostly small exterior projects needing attention as well as landscaping. The next committee meeting is on Wednesday, May 21st.

IDC Liaison Report:

Emily mentioned that it has remained a quiet start to the year for IDC applications and reviews.

Communications Committee:

Elaine mentioned that we are continuing to work on the directory, and we have a few ad spaces left.

Elaine discussed continuing to work on getting information out to homeowners via the newsletter and making it easier to read. Changing to only one click to open instead of having to navigate through a couple of clicks to read. She also confirmed everyone on the Board was in contact with Fran for any updates to the upcoming June Newsletter.

Elaine mentioned that she is needing background material on the Civitas award to begin working on that. Emily said she would provide to her.

Lastly, she mentioned the committee will be splitting up sections on the I'On website making sure all tabs contain correct working links and information.

The next committee meeting is scheduled for Wednesday, June 11th.

Secretary: No Report

There being no further business to come before the Board of Trustees, the meeting adjourned at 6:35 pm. The next meeting will be on June 16th, 2025, at 6:00 PM and will be held at 159 Civitas Street.

Respectfully submitted by _____
Elaine Blaisdell-Taylor, Secretary