

Ironwood Homeowner's Association

Board of Directors Meeting

Tuesday, March 8, 2016

Location: Sarah Hess, 1005 S. Ironwood Drive

Time: 7:30pm

- The meeting was called to order at 7:35pm. Members present were: Brent Pirolli, Bryan Bockert, Alan Gladieux and Sarah Hess. Stacy Konidaris wasn't able to make the meeting.
- Brent Pirolli is working on combining the Ironwood Declaration of Restrictions (Plats 1-4) into a single version. Once completed, we plan to take these around to each neighbor so that they may have the opportunity to vote. This is proposed to take place sometime in July 2016.
- The "Amnesty Plan" and "Financial Policy" are both approved and have been added to our website under the Documents tab. These will go out to the neighbors with the Board Nomination Forms. Brent Pirolli is working on this communication.
- The "Delinquency Notice" was approved last meeting, but will not get sent out until July 1, 2016.
- We have purchased a Post Office box and would like to notify the neighbors that we now have an address. Brent Pirolli is working on this communication.
- Bryan Bockert suggested adding a portion to our website where neighbors can "ask a question." It was recommended that we opt for a frequently asked questions section by Brent Pirolli as it would be easier to add and not need regular maintenance. Brent Pirolli is working on this.
- Online dues payments are now up and running on our website.
- We were not able to gain non-profit status with PayPal as we do not appear to be a valid 501(c)3 non-profit. It appears that we are using an old West Valley EIN info. Sarah Hess volunteered to work with Stacy at obtaining the correct information regarding gaining a non-profit status and using a legal EIN number. If we cannot gain a non-profit status with PayPal, we will lose 1% on all dues payments made online with PayPal.
- The board discussed how to handle if someone has a payment record discrepancy for the years West Valley was in bankruptcy and records were questionable. A written policy has been put in place internally.
- Brent Pirolli confirmed that we are now working together with the Rossford Zoning office (Mark) regarding our neighborhood restrictions. He knows now to point people to us for our restrictions and said he will give us a heads up when people pull permits as well.
- Ironwood HOA elections are coming up. It was suggested by Brent Pirolli that we pursue a 2 year staggered term structure. This coming election, this would mean for the top 3 candidates with the most votes, a 2 year term. For the 2 seats with the lowest votes, a 1 year term. Following this initial one year term, every seat would be for a 2 year term. This means the yearly election openings would be for 2 seats, then 3 seats, then 2 seats, then 3 seats repeating as such, each year for a 2 year term. This allows us as a board to comply with the Ohio law stating, "at least 20% of the seats must be up for election yearly." This also protects us as a board from all seats completely changing over one year and the new board having no idea what we have been working on, what our responsibilities are, or what is still in progress as a board.
Brent Pirolli motioned to approve the new staggered election structure (described above).
Bryan Bockert seconded the motion.
All were in favor of the vote.
- The board was updated regarding the property along the railroad tracks that is up for sale. In the end, it was a raw deal for us. The city wanted us to pay \$560 a year in taxes on land we can do

nothing with and have to pay to maintain (which could be thousands more every few years). If it were remotely useful to us, we would have considered taking it and would have put it to a vote.

- The city doesn't want the property. 61% of the land doesn't even touch our property. They want us to have it so we can pay taxes on the nearly 5 acres of land stretching far wider than our neighborhood (all the way to Lime City Rd).
- Despite to the length of the property, it does touch 11 individual owner's lots in our neighborhood (and more not in our neighborhood). We asked if it was possible to split into parcels and extend the individual lots on that side, knowing each would be responsible for the extra taxes and maintenance. We were told this is not quite so easy to do since most of the land is outside of our neighborhood.
- The property is not developable by our neighborhood. It goes from our back yards to the middle of the railroad tracks, encompassing the creek, power lines, and half of the tracks. Nothing can be built on it. Despite the mayor's comment about possibly putting in a bike path, we contacted the Rossford Zoning Commissioner and he said, "*The ditch is important to Ironwood as some of the storm sewer system eventually drains into the ditch. I imagine both ditch and electrical wires need to continue to have access. It would be very, very difficult to put a bike path in on it.*" Our guess is that this was most likely the mayor thinking of a positive without yet knowing all of the circumstances.
- It would be our responsibility as a neighborhood to clean out the creek when Edison trims the trees from the power lines and drops all the brush into the creek. This happened a few years back affecting drainage in the neighborhood's storm sewer system. It is not cheap to hire a crew to do this job.
- We would have to raise our HOA dues to pay for the yearly taxes and upkeep of undevelopable property. It was pretty clear it was not in our best interest so it was not pursued further. If someone wishes to be a part of further discussions on the matter, feel free to contact the City Administrator, Michael Scott, who can give information regarding any planning sessions for the property if the City does take ownership from the bankruptcy of West Valley. He can be reached at mscott@rossfordohio.com
- The following is a timeline of upcoming events:
 - Invoices will be going out early April, due May 1st. Stacy Konadaris already has these printed.
 - Board Nomination Forms will go out early April, due May 1st. Online voting for next board will be in mid to late May. We will use the same format as our last election and Brent Pirolli will just change the information to make it current for this year.
 - Along with Board Nomination Forms, we will send out our Amnesty Notice, Financial Policy, PO Box address, online payment system and that our website has been recently updated. Brent Pirolli is working on this communication.
 - Our new board will take their seats June 1st.
- Bryan Bockert mentioned that he is putting a sunroom addition on the back of his house. He said he would email the board the blueprints for the addition for approval. Brent Pirolli said we could vote as a board through email to approve Bryan's addition.
- The meeting was concluded at 8:47pm. The date for our next board meeting was not set.