

Ironwood Homeowner's Association

Board of Directors Meeting

Tuesday, June 28, 2021

Location: Sarah Hess, 1005 S. Ironwood Drive

Time: 8:00pm

- The meeting was called to order at 8:07pm. Members present were: Brent Pirolli, Bryan Bockert, Stacy Konidaris, Alan Gladieux and Sarah Hess.
- The actions taken by the board since the last Homeowners Association (HOA) meeting on July 26, 2020 include:
 - An email dated July 9, 2021 from Dennis Meacham requested approval for an in ground pool at 1026 N Ironwood Drive. Stacy Konidaris motioned to approve the request. Alan Gladieux and Bryan Bockert voted yes as well.
 - An email dated July 22, 2021 from Bryan Bockert asked for a vote to move forward with a lawyer and liens for properties that are more than 2 years in arrears. Sarah Hess and Brent Pirolli voted yes.
 - An email dated October 6, 2021 from Brent Pirolli requested a vote for a company that would come in and repair the retention pond, re-slope the ditch and prep it for grass. A+ Excavating and Great Lakes Excavating were the companies that he collected quotes from. Brent proposed based on the quotes that Great Lakes Excavating be the company that the HOA board selected for a total cost of \$2,885. Alan Gladieux, Bryan Bockert, and Stacy Konidaris voted yes.
 - An email dated October 15, 2021 from Andrea Christian of Woodland Custom Homes asked for approval on site plans for Lot 57 on N. Ironwood Drive. Brent Pirolli, Alan Gladieux and Bryan Bockert voted yes.
 - An email dated November 17, 2021 from Sarah Yundt asked for a variance approval for a shed placement at 1070 S Ironwood Drive. Alan Gladieux, Stacy Konidaris and Bryan Bockert voted yes for a temporary variance for the placement of the shed until Plat 5 is developed.
 - An email dated November 23, 2021 from Brent Pirolli asked for approval for change of liability insurance. Brent proposed that we move forward with Erie Insurance for a total of \$984. Alan Gladieux and Bryan Bockert voted yes. Sarah Hess abstained.
 - An email dated December 13, 2021 from Michael Barker of 1019 S Ironwood Drive asked for approval for solar panels. Brent Pirolli, Bryan Bockert and Alan Gladieux voted yes.
 - An email dated March 31, 2022 from Brent Pirolli requested approval for the annual newsletter. Alan Gladieux and Bryan Bockert voted yes.
 - An email dated May 9, 2022 from Ian Mansor asked for shed approval. Bryan Bockert and Brent Pirolli voted yes.
 - An email from Brent Pirolli requested a vote to move forward with Rescom for the hydroseeding of the retention pond area. Bryan Bockert, Alan Gladieux and Sarah Hess voted yes. Stacy Konidaris voted no.
- Positions were discussed and the option to change positions was discussed by the Homeowner's Association (HOA) board members. Stacy Konidaris mentioned that she would like to resign. No interest from anyone in the neighborhood at the time of the meeting. Sarah Hess offered to trade positions with Stacy to lessen her workload. Stacy Konidaris and Alan Gladieux will be up for re-election next summer.
- All 58 lots have been occupied in the neighborhood. The new neighbors for 2022 are listed below:

- 1066 S Ironwood Dean and Kim Mazur
 - 1052 S Ironwood Norman and Casey Knight
 - 1050 N Ironwood Ian and Katie Mansor
 - 1068 S Ironwood Theodore Garrett
 - 1070 S Ironwood Derek and Sarah Yundt
 - 1019 S Ironwood Michael and Ann Barker
 - 1059 S Ironwood Daniel and Nicole Fisher
- The board was updated on the status of Rescom Hydro Seed project by Brent Pirolli for the retention pond located in the rear of the subdivision. Rescom hydroseeded our area surrounding the retention pond to finish up the work for that area. Unfortunately, we received a large amount of water during a heavy rainstorm and all of the hydroseed appeared to be washed away. Rescom offered to complete the work a second time as of 6/28/22.
 - The board discussed the raising of homeowner dues for the next several years to cover existing and rising yearly expenses, and to build a contingency fund for unforeseen maintenance items. Bryan Bockert motioned to raise dues the allowable yearly increase of 25% from \$60 to \$75 for 2023 which will cover expected costs for that year. All were in favor of raising dues.
 - As of May 19th, we still haven't received dues from 16 houses. This could be due to our PO Box being closed by the post office. The post office had a personnel change and the new employee did not send out invoices as they always had previously for annual payment. They now say each PO Box owner is responsible for knowing when payment is due. As such, the PO Box was closed (it has since been reopened) and checks may have been returned to the homeowners. The board discussed sending out third and final notices to the homes that have not submitted payment for annual dues. Any homes 2 years or more in arrears will be eligible to have a lien placed on their home along with applicable fees.
 - Brent Pirolli discussed the lien process moving forward and noted that we can file paperwork on our own to place and remove liens now that our lawyer drafted our documents and confirmed our processes are correct. Brent Pirolli motioned to enact (according to Ohio Revised Code section 5312.12a) an administrative late fee of \$250 for each lien placed to cover county filing fees, notary costs, time involved, and as a penalty for failing to pay past dues. All were in favor.
 - The homeowner at 1071 S Ironwood approached Bryan Bockert and requested that the HOA board discuss the possibility of removing the requirement of in ground pools thus allowing above ground pools in the future. After discussion, Brent Pirolli motioned to vote to not pursue above ground pools and keep the requirement of in ground pools out of fairness to those who paid for existing in ground installations and for the look of the neighborhood. All were in favor.
 - The meeting was concluded at 9:20pm. The date for our next board meeting was not set.