

# Ironwood Homeowner's Association Board of Directors Meeting

Tuesday, May 30, 2023

Location: Sarah Hess, 1005 S. Ironwood Drive

Time: 8:00pm

- The meeting was called to order at 8:17pm. Members present were: Brent Pirolli, Bryan Bockert, David Kuntz, Carolyn Vliet and Sarah Hess.
- The actions taken by the board since the last Homeowners Association (HOA) meeting on June 28, 2022 include:
  - An email dated July 21, 2022 from Brent Pirolli described the transition of treasurer from Stacy Konidaris to David Kuntz. It was discussed to update the bank accounts.
  - An email dated July 27, 2022 from Alana Sigg requested approval for a sunroom located at 708 W. Ironwood Drive. David Kuntz, Sarah Hess and Brent Pirolli voted yes.
  - An email dated September 9, 2022 from Brent Pirolli requested a vote for clarifying restrictions on “semi-in-ground pool.” Bryan Bockert, Sarah Hess and David Kuntz voted yes. The updated official policy was added to the website.
  - An email dated January 12, 2023 from David Kuntz proposed he file our annual tax return, instead of outsourcing this task, in order to save the Homeowners Association money. Brent Pirolli, Bryan Bockert, Sarah Hess and Alan Gladieux voted yes.
  - An email dated April 6, 2023 from Nathan and Nicole Avery requested approval for a pool and fence located at 1064 S Ironwood Drive. Sarah Hess, David Kuntz and Bryan Bockert voted yes.
- Positions were discussed and the option to change positions was discussed by the Homeowner's Association (HOA) board members. It was mentioned that some shift of positions might make sense. Brent Pirolli will stay as President, Carolyn Vliet will be Vice-President, David Kuntz is Treasurer, Bryan Bockert is co-Treasurer, and Sarah Hess is Secretary. Brent Pirolli nominated Carolyn Vliet as Vice President; Bryan Bockert, David Kuntz and Sarah Hess all voted yes. Carolyn Vliet nominated Bryan Bockert as co-Treasurer; Brent Pirolli, David Kuntz and Sarah Hess all voted yes. Brent Pirolli, Bryan Bockert and Sarah Hess will be up for re-election next summer.
- All 58 lots have been occupied in the neighborhood. The new neighbors since our last meeting (June 2022) are listed below:
  - 1033 N Ironwood, Arthur & Kristin Dunlap
  - 1068 S Ironwood, Laurie Ann Pokornik
- No news regarding Plat 5 or the sale of St. George Church's banquet hall has been noted at this time.
- The following concerns were addressed by the HOA board and it was discussed that Carolyn Vliet should communicate with the City of Rossford regarding the following issues:
  - Plans for Plat 5 or at least our road completion.
  - Potholes developing within the neighborhood on the corner of N. Ironwood and cracks needing sealed on the roads.
  - Railroad crossing on Glenwood is in very poor condition.
- The board discussed the future raising of homeowner dues to help cover costs related to detention pond maintenance, increasing costs of the HOA, and to replenish our emergency fund to prepare for any future responsibilities. We are limited to a 25% increase per year per our board documents. On a related note, we discussed in detail the detriment to our storm drains when grass clippings being mowed into the street and allowed to wash into the drains. It is our responsibility to maintain the drains, and grass clippings only clog and damage them.

With this and other financial concerns in mind, Carolyn Vliet motioned to raise dues to \$93 in 2024. Brent Pirollo, Bryan Bockert, David Kuntz and Sarah Hess all voted yes.

- As of May 30<sup>th</sup>, we still haven't received dues from 6 houses. 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 have a lien placed on August 1, 2023, along with fees to do so.
- St. George Church reached out by letter to the Ironwood HOA regarding kids from our neighborhood causing problems. These problems ranged from noise levels, to playing in the parking lot, to foul language with church families. Sarah Hess was to address a response to St. George Church from the HOA.
- The issue of the front landscape area has been discussed. It was noticed that during the morning elementary bus time, children were noted to be standing in the mulch and landscape area for the sign. This has disturbed the mulch and pulled the weed barrier up from beneath it. Carolyn Vliet mentioned that Greg Sigg offered to take over mowing and updating the landscape area for less than our current contract with Grass Snipper. The HOA board was fine with this change, although they want a contract written and signed to move forward.
- There were several miscellaneous issues discussed such as missing trees from properties, sheds that do not meet current HOA restrictions and were not originally approved, and complaints from neighbors. These items will be addressed via an email regarding the infractions.
- The meeting was concluded at 10:17pm. The date for our next board meeting was not set.

Homes with 2+ years unpaid dues:

- 715 W Ironwood = \$652.00 (lien placed 9/23/2021)