

HOA Board Meeting - 6/23/2026

Persons Present: Brent Pirolli, CC Vliet-Hogan, Natalie Ziakam-Norman, Kristin Dunlap

Not Present: Alana Stanbery-Sigg

Item 1: Board Roles/Positions

There were no applications for new board members this year. All existing board members agreed to stay on and requested the same roles.

Item 2: Confirmed all members have access to Google Drive, templates, etc.

Item 3: New homes in neighborhood. Average home sale price is near double from 2019.

Item 4: Financial update.

- Current bank balance: \$12,846
- 14 homes owe 2026 dues still, totaling \$1,610. Only 1st notices have gone out. 2nd Notices will go out tomorrow.
- CC pointed out Woodland should be paying on lots that have been sold regardless of construction status. Natalie is going to send invoices for the two corner lots on the SW corner of Ironwood for 2026.
- 1006 S has overpaid \$75 and Natalie is cutting a check to get them square
- 707W continues to not pay and is our only lien... \$648 total due. No other homes are eligible for a lien (over 2 years in arrears).

Item 5: Current dues are meeting our needs. No need to raise them. Growth in houses in the HOA has helped rebuild contingency and projections look good going forward.

Item 6: Progress on pond and Plat 5:

- Tracey at Woodland is working with their electricians and Toledo Edison on getting electrical installed for the aerator.
- Brent is going to copy David Brooks (716 W) who is next to the developer's detention pond, on updates regarding its progress.
- CC is going to contact Cheryl Nissen (realtor for Plat 5) to ask that buyers are aware we have an HOA and please pass along our website.
- CC has been working with the city of Rossford on getting the developer alerted when grass/weeds need mowed.
- The board discussed, voted, and approved, once the pond on West Ironwood has electrical, aerator, final grade, and hydro-seed, the HOA can take ownership and

responsibility for upkeep, grass growth, mowing, weed control, and pond maintenance. This is a change from the original language where it didn't transfer to our responsibility until after all homes in plat 5 were sold.

- Estimated timeline is Fall 2026 as we don't want hydro-seed in summer.

Item 7: Trees

Those missing trees were notified last year along with a pre-filled form to request a free tree from the city. We were informed the city didn't have it in their budget so none were done.

This year, they do, and Alana worked with them to get trees added in all missing spots in Ironwood.

Item 8: Property Violations.

- No current violations. There are some minor neighbor complaints on weed smoking, dogs barking, etc... but nothing actionable at this point.

- The board discussed when a potential violation comes in, if it isn't a normal issue, the board will discuss and vote on it before letters are sent.

Item 9: Financial Software.

- Natalie is going to move us to QuickBooks Online. It was approved previously, but hasn't migrated.

- We have requested to at least do 2026 budget within for now, and we can enter back-data as time allows.

- The plan is to have data from 1/1/2026 to date, entered into functional QuickBooks Online setup, by 9/1/26.

Item 10: Floor is open. Other business?

- Discussion on mailboxes: those with amnesty from prior to HOA are what they are. We discussed as the HOA bank grows, we could potentially use funds to standardize mailboxes for everyone.

- Discussion on potholes: these are city maintenance. They maintain roads on a schedule and fill potholes yearly.