

FRHOA

Founder's Ridge Home Owner's Association

**Minutes from Meeting of
Thursday, April 28, 2016, 7:00 p.m.
New Life Church**

1) Call to Order by President, Daphne Moehring, at approximately 7:05 p.m.

2) Meeting was duly announced as follows:

- a) Email blasts from March to April 28, 2016
- b) Mailed to residents that don't provide email address.

3) The following homeowners were present:

Doug & Jen Beck
Steve Beshuk
Howard Byer
Sharon Curtis
Camille Danzeisen
Diane Thomas
Brian & Shari Taynor
Duane & Deanna Floro
Carol Foerst
Aryeh & Marci Gorenstein
Don Gorman
Bill & Joyce Hague
Daphne Moehring
Wayne & Mardene Kelley
Tom & Kathie Kisor
Marcia & Scott McCoy
Rick Morello
Julie Reeher
Randy Rogers

4) Minutes from meeting of 4/23/2015 were approved. *Moved that the Minutes from the meeting of 4/23/2015 be approved as presented. Don Gorman motion, Carol Foerst second; unanimously carried by verbal yes ("aye") votes.*

5) Since Don Cooper was unable to attend the meeting Daphne Moehring read the Landscaping Report for 2015-2016.

FRHOA Landscaping Report
Annual Meeting
April 28, 2016
(7:00 PM)

Landscaping items done in 2015:

- 1) Worked with Homeowners on various project
- 2) Crack filled all private streets and cold patched the hill on Morgan Lane
- 3) Contract with Russell Tree Service to remove & prune 25 trees and stumps in common areas
- 4) Huge Tree cut down by City of Gahanna at Morgan Ln & Olde Ridenour (eliminating visibility issues north) – Chuck Beatel was instrumental in completing this request with the city for the past two years
- 5) Replaced motor in pump in south pond
- 6) New 2 Year Mowing & Landscaping Contract with Rae Landscaping for 2016/2017 seasons
- 7) New 1 Year Snow Plowing/Salting Contract with Miller Landscaping for 2015/2016 snow season
- 8) New 1 year Snow Removal Sidewalk Contract with Rae Landscaping for the 2015/2016 snow season
 - a. Lawn Care / Maintenance Contract with Rae Landscaping for 2015 (May 1, 2015 – April 30, 2016)

✚ BUDGET was: \$13,550.00
❖ Expenses for 2015 were: (\$15,400.25)
❖ Finished Year over Budget by (\$ 1,850.25)

This was primarily due to the amount of trees Russell Tree Service, cut down in the fall.

- b. Maintenance: (Gate / Pond)

BUDGET was: \$ 1,500.00
❖ Expenses for 2015 were: (\$ 3,860.40)
❖ Finished year over Budget by (\$ 2,360.40)

This was due to extensive repairs of gate at bottom of Morgan Lane and new pond pump motor.

- c. Snow Removal Contract with Miller Landscaping for winter of 2015

✚ BUDGET for 2015 was: \$ 4,000.00
❖ Expenses for 2015 were: (\$ 4,002.38)
❖ Finished year over Budget by (\$ 2.38)

This was due to fairly light snow this winter but changing to another Snow Removal Company as Rae Landscaping had issues with equipment and we needed to find another Company, (Miller Landscapes of Westerville, LLC. As Rae Landscaping hadn't revised their contract in several years, the cost of snow removal had escalated and has now been brought up to date with what current companies are charging.

TOTAL for Department at this time is under budget by (\$4,213.03).

PROJECTS FOR 2016:

- ✚ Walk Thru of the common areas to see what needs to be done to be completed in next two or three weeks, with Nate Hall of Rae Landscaping
- ✚ General clean-up of common areas
- ✚ Major project for 2016 is repaving the last 1/3 of Morgan Lane including the hill. (One bid received, (2015) from All Surface Pro for \$15,081.50. However, this bid would come up 2" on curbs going down the hill – which was unacceptable. Since we had a very rainy spring, all asphalt companies were in an overbooked position

and therefore the pricing was generally higher than normal, so we decided to wait until next year to repave).

- + Meadowsweet and Pine Grove will need resurfacing probably in 2016. Best estimate to fully resurface both would be about \$30,000.00 to \$40,000.00. Might be best to get a bid to do all three private streets at once.
- + Probably need to restock White Amur fish (12) in south pond. Fresh Water Farms, Rt. 68 Urbana. (approx.. \$110.00)

REMINDER TO HOMEOWNERS:

Please do not dump piles of leaves or branches on common areas.

Please do not blow your leaves into the street as it costs the association to then have Rae Landscaping clean the streets.

Please place in bags on your property for the Monday collection by the city. Branches need to be only 4' in length for collection.

END OF LANDSCAPING REPORT

Jen Beck asked if we got a snow bid from Fisher. Daphne didn't know as Don Cooper wasn't at the meeting. Camille asked what is the difference between "resurfacing" and "repaving".

6) Treasurer's Report

Sharon Curtis gave the Treasurer's Report and the proposed budget for May 1, 2016 to April 30, 2017. It was brought up at this time that annual HOA dues should be increased by \$50 annually since we had had some unexpected costs in the last few years. Also we are going to have to pave the three private streets soon. Also Daphne reported that the new city of Gahanna street signs are going to cost around \$2500 – not sure of exact price.

Moved that the Financials be approved as presented. Carol Foerst motion, Duane Floro second; unanimously carried by verbal yes ("aye") votes.

Also moved that an increase of \$50 annually per lot be included in the 2017 Annual Budget. Don Gorman made the motion and Tom Kisor seconded the motion. 24 people voted yes verbally and 1 abstained. Motion carried.

Wayne Kelley motioned to accept the 2016-17 proposed budget as stated. Rob Jacques second the motion. Unanimously carried by verbal yes ("aye") votes.

Sharon Curtis moved to spend \$2200 to buy the new street signs for the private streets. Wayne Kelley seconded the motion. Motion carried with 20 aye votes.

New Business

Concerning Item 6 on the proposed Agenda for the meeting: Amend the bid procedure to incorporate continuation cause as presented:

Founders Ridge Homeowner Association
Amendment to Bid Procedures originally adopted 4/24/2008
Presented and voted upon at annual meeting 4/28/2016

New language is presented in italic font.

The Board of Officers and Trustees of the HOA propose to amend the following procedure regarding the bidding process for work done on behalf of the Founders Ridge Homeowner Association:

- A) Any work needing done up to a maximum of \$1,000 in cost – no bids are needed to contract the work. However, the bid needs to be deemed reasonable and approved by a majority of the HOA Board Members with a four (4) vote majority.
- B) Work costing between \$1,000 and \$5,000 need the same Board majority as listed in paragraph A and a minimum of three (3) bids must be obtained before work is to be contracted out, *UNLESS, the contract is being continued with the same contractor as previous period and the following conditions are met: 1) prior work has been done in a satisfactory and professional manner; and, 2) a contract has been submitted that has a pricing variance of no more than 15%.*
- C) Work over \$5,001 that needs to be done must not only have 3 bids but must also be approved by a majority of all homeowners (one vote per lot) either in a written yes/no ballot, yes/no phone call, or yes/no email response.

***** The only exception to paragraph c would be if work requiring a cost of over \$5,001 was voted upon by the homeowners present at the annual HOA meeting (in April of each year) for work to be performed after the annual meeting date.**

Don Gorman motioned to accept bid procedure as presented, Rob Jacques second motion. Passed unanimously with verbal "aye" votes.

Daphne introduced the new slate of officers. Bryan Taynor will be the new Landscaping person for 2016-17.

New slate of officers as put forth:

President: Duane Floro

Vice President: Aryeh Gorenstein

Secretary: Greg Jackson

Treasurer: Tom Kisor

Trustees: Steve Beshuk, Bryan Taynor and Troy Schmitt

Don Gorman motioned to accept all officers as presented, Sharon Curtis second motion. Passed unanimously with verbal "aye" votes.

Daphne will put together a date for the annual picnic and tell Joy Cooper.

Julie Reehr gave an update on the walking group if anyone is interested in walking with them.

Don Gorman volunteered Lisal to get the annual Garage Sale information to everyone.

There being no further business Howard Byer made a motion to adjourn the meeting and Don Gorman seconded the motion. Passed unanimously with verbal "aye" votes.

Meeting adjourned at 7:58 PM.

Camille Danzeisen

Secretary Founder's Ridge HOA