



**Founder's Ridge Home Owner's Association
Minutes from Meeting of
Thursday, April 24, 2008, 7:00 p.m.
New Life Church**

- 1) Call to Order by President, Leroy Pontzloff, at approximately 7:01 p.m.
- 2) Meeting was duly announced as follows:
 - a) Letter announcing meeting was distributed by Leroy & Camille week of 3/24/2008
 - b) Agenda was delivered by Leroy and Camille week of 4/07/2008
- 3) The following 42 homeowners were present:

Barry & Leslie Akers
Chuck & Vivian Beatel
Doug & Jennifer Beck
Eric & Jill Campbell
Jere Forsythe
Andre & Karen Coleman
Don Cooper
Tom & Camille Danzeisen
Carol Foerst
Gregg Glenn
Don & Lisal Gorman
Bill & Joyce Hague

Karl Hasenstab
Erica Jackson
Rob & Laurie Jacques
Mardene Kelley
Tom & Kathie Kisor
Ron & Pam Lykens
Leroy & Lorraine Pontzloff
Troy & Sheri Schmitt
Robb Shirey

Morna Smith
Paige & Eugene Spurbeck
Don Thomas
James & Diane Varley
Susan Weber
Bryan White

To start the meeting Leroy introduced Bonnie Gard from the City of Gahanna. Bonnie talked about “signage” in the city and which type of signs that are allowed on residential property lots. She left a 34 page summary of the zoning laws governing signs with the current secretary, Camille. The basic rules are that HOA rules can be more restrictive than the city but cannot be less restrictive. A basic real estate “for sale” sign must be placed at least 10 feet back from the street or pavement and they must be placed on your own personal property. Bonnie stated that the city allows no variances to the rules. Camille will copy the sign rules and post them on the FRHOA website in case anyone would like to look at them. Any questions should be referred to Bonnie at the City of Gahanna.

- 4) Minutes from meeting of 4/26/2007 were approved. *Moved that the Minutes from the meeting of 4/26/2007 be approved as presented. Don Cooper motion, Vivian Beatel second; unanimously carried by verbal yes (“aye”) votes.*

Founder's Ridge Home Owner's Association Minutes from Annual Meeting: 4/24/08

5) Financial Report

- a) The Treasurers report for 2007 was gone over and accepted. Carol also added that she had received an additional \$500 in income from the 2008 Treasurer's report to date.

Moved to accept the Calendar year 2007 Treasurer's report of revenue and expenses as presented. Don Gorman motion / Bill Hague second; unanimously carried by verbal Yes ("aye") votes.

- b) A Calendar year 2008 year-to-date financial report was distributed. The 2008 budget will remain the same as the 2007 budget as we have had money left over for the last couple of years.

- c) The 2008 budget was accepted with these comments:

Leroy told everyone that Greg Jackson and Robb Shirley are going to talk to the City of Gahanna engineer and get a set of specs on which to bid for the street repair on Pine grove and Meadowsweet. He said that during the course of getting the current repair bids it has been determined that the garbage trucks have been the likely cause of the damages to the streets. The city engineer will help us to know that the companies that bid for the repair work will be on the same page.

Moran Smith asked about the replanting of "street trees" in the neighborhood because we have money left over from last year's budget. Leroy stated that we are looking into this. Camille Danseuse stated that at this time it is better to wait about spending the money until we know how much the street repair will cost.

Moved to accept Calendar Year 2008 Budget as presented. Troy Schmitt motioned / Don Cooper second; unanimously carried by verbal Yes ("aye") votes.

- 6) Leadership letter for Calendar Year 2007 was gone over by Leroy as part of the agenda.

7) Old Business:

- a) Common Area Maintenance: Some of the issues brought up with common areas were as follows:

1. Some people don't want the common areas cleaned out and some do. He asked if anyone would be interested in the HOA planting such plants as forsythia or redbud in the common areas. Lisa Gorman said that street trees should be replaced prior to any planting in the overgrown areas.

2. Leroy reported that the area behind the Becks, Morellos, and Colemans was actually a "drainage area". However this area fills with brush every year due to heavy raining and it constantly needs to be cleaned out of brush. Doug Beck stated that this was the City's problem and hopefully the city would be fixing the problem sooner or later. Don Cooper related that the city's position is that the Founders Ridge pipe is big enough to handle the runoff. Bill Hague said the pipe was not big enough to handle the runoff but the city was adamant that it was. Leroy stated that Ameriscape charges \$700 per day to send a crew of men out to clean up areas. This is something we need to be aware of.

- b) Real Estate Signs: This was gone over by Bonnie Gard at the beginning of the meeting.

Gene Spurbeck requested to speak. He related that the board members had a meeting about the real estate sign in the Curtis's yard that was actually an "arrow" type sign pointing to the home of the Spurbecks (which is currently for sale). His real estate agents had requested a variance to allow the sign to remain. After the information presented by Bonnie Gard he stated that he realizes that a variance was not possible. However, not knowing that at the time, he wanted to know why he was not informed of the board meeting in which this variance was discussed – nor was he informed of the outcome of the meeting. He felt that he should have been able to attend both meetings as a common courtesy. He also reported that Carol Foerst took the sign down out of the Curtis's yard, did not inform the Curtis's what she was doing, and took the sign to Bonnie Gard's office at the City of Gahanna. At this point the sign was missing and presumed lost by the city. Gene made the following 4 motions to be voted upon at the meeting:

1. A motion to have the homeowners association reimburse Keller Williams Realty, in particular Ann Sullivan, \$100 to cover the cost of the lost sign. *Seconded by Ron Lykens. Motion failed by a secret written ballot.*

Founder's Ridge Home Owner's Association Minutes from Annual Meeting: 4/24/08

2. A motion that Carol Foerst be removed from her position of treasurer of the HOA and be banned from holding any official capacity within the organization. *Seconded by Ron Lykens. Motion failed by a secret written ballot.*

3. A motion that Robb Shirey be elected treasurer of the HOA instead of trustee. In the absence of any nominated individual for trustee, the newly elected president will be allowed to appoint a willing individual to assume this position.

After much discussion Gene Spurbeck asked to withdraw Motion #3, seconded by Lisal Gorman. All approved by yes "aye" votes.

4. A motion that a committee be appointed by the new president of the association to review current deed restrictions and/or bylaws, and that this committee recommend any appropriate amendments to same to be completed and voted on by the full membership of the HOA no later than Oct. 1, 2008. During the discussion on these motions Gene amended motion #4 to say a "progress report" be issued by Oct. 1, 2008 instead of a full vote by the members by that date. *Motion #4 presented as amended by Gene, seconded by Lisal Gorman. Motion approved by secret written ballot.*

Please refer to the previous information for resolution of the motions. The written secret ballot votes on these motions were counted by Karl Hasenstab, Lisal Gorman, and Don Cooper.

8) Election of Officers and Trustees. The following persons were elected by paper ballot for 2008-09 from a proposed slate of officers presented by the current board. Open floor nominations resulted in Tom Kisor nominating Morna Smith for Trustee and the nomination was seconded by Carol Foerst, and Ron Lykens nominating Gene Spurbeck for Trustee and being seconded Robb Shirey.

President: Don Gorman

Vice-President: Gregg Glenn

Secretary: Camille Danzeisen

Treasurer: Robb Shirey

Trustees: Chuck Beatel, Leroy Pontzloff,

Morna Smith

9) Unoccupied Lot Upkeep:

Leroy reported a letter is being sent to Brehm Contracting to clean up his property or we will clean it up and charge him for the cost. Laurie Jacques wanted to know if there was an arbitrary amount we could tell him we were going to charge him each month for upkeep. Leroy said he would look into it.

10) New Business:

a) Proposed New Bid Procedure:

The proposed new bid procedure (see attached) was introduced by the board and discussed. Laurie Jacques wanted to add to the wording that "every reasonable effort would be made to get 3 bids except in case of an emergency". Laurie said she would like to see the bid procedure become part of the by-laws and would help Camille word it to incorporate it into the bylaws. *Moved that the Proposed Bid Procedure be approved as amended. (Laurie Jacques motion, Lisal Gorman second; unanimously carried by verbal yes ("aye") votes.*

After the vote Mardene Kelley made a motion that in the case of use of paragraph "C" that the homeowners be sent at least a 10 day notice by e-mail of the bids and that every lot be polled for a vote. Second by Leslie Akers. *Unanimously carried by verbal yes ("aye") votes.*

b) The current bids for asphalt repair were tabled pending Greg Jackson & Robb Shirey's meeting with the City engineer.

c) Property Maintenance Proposal: Leroy read the amendment to the deed restrictions about property maintenance. Much discussion followed but it was decided that since there would be a Deed Restrictions Committee formed as a result of a previous motion that it was best to table the proposal for now. *(Moved that*

Founder's Ridge Home Owner's Association Minutes from Annual Meeting: 4/24/08

the Proposed Property Maintenance Proposal be tabled for now. (Ron Lykens motion, Don Gorman second; unanimously carried by verbal yes ("aye") votes)

d) Pond Maintenance: Leroy reported that the board had authorized up to \$2,000 to clean up debris, etc. in the small pond.

e) July 4th Picnic: The July 4th annual picnic will be on Wednesday, July 2nd from approx. 5-7 PM.

11) Destruction of Ballots: *Moved that all ballots from the evening's meeting be destroyed. (Don Gorman motion / Lisal Gorman second; unanimously carried by yes "aye" votes.*

12) Motion to adjourn by Camille Danzeisen, second by Carol Foerst. Adjournment at approximately 9:15 p.m.

Camille Danzeisen
Secretary