

**Founder's Ridge Homeowner's Association  
Minutes from Meeting of Officers and Trustees  
January 9, 2007 , 7:00 p.m. at LeRoy Pontzloff's Home**

**Present:** Chuck Beatel (Trustee), Carol Foerst (Treasurer), Greg Jackson (Trustee), Mardene Kelley (Secretary), LeRoy Pontzloff (President), Ron Lykens (Vice-President)

**Absent:** Karl Hasenstab (Trustee),

- 1) LeRoy Pontzloff called the meeting to order at 7:06.
- 2) Minutes from meeting of 11/21/06 were approved as corrected.
- 3) **Treasurer's Report:** Carol presented the current treasurer's report. She summarized that we ended up paying an additional \$1,000 for the Morgan Lane paving because we did not inform the contractor until noon on the date of the offer.
- 4) **Old Business:**
  - a) Liens – Leroy will work with Ron Lykens to get the cost to foreclose on properties that are not paying annual dues. There is a break-even point and we want to be sure that there are adequate resources to pay dues in the event of foreclosure.
  - b) Dambrans – the work has been completed by Ameriscape. They have paid 2006 dues but none of the late fees. We concurred that the lien will not be released until all fees and penalties are paid.
  - c) Snow Removal Contract (New Regulations)
  - d) Little Pond is healthy so we are not doing anything at this point.
  - e) Gates – still under discussion. Not paying for the last repair. There appears to be an intermittent problem for the gate at the bottom of the hill.
- 5) **New Business:**
  - a) Bid/Work Orders –we considered a number of options such as if the amount is <\$500 versus \$500. We are growing to a consensus that anything over \$500 needs to be approved by the Leadership team and signed by two officers. Carol will bring a written proposal to the next meeting.
  - b) Bylaw Change related to Foreclosure—Greg and Leroy are working on the problem.
  - c) Winter Cleanup/Trees. Leroy/Randy/Eric will have a proposal by the next meeting.
  - d) Airport Issue—Leroy stated that the airport was considering an East/West runway. At this point, this does not appear to be under consideration.
  - e) Archer Development – Leroy reported that there is likely going to be only 5 houses. As a leadership team, we want to be sure the addition of these houses will not reduce our water pressure. Some homeowners are reporting that already there is a problem with the water pressure.
  - f) Annual meeting will be 4/26/07. Leroy will check with the church to be sure we can have this date.
  - g) We considered several options for how to repair the gates. There are likely four contractors that provide the service at a reasonable price.
- 6) **Next Meeting:** 2/12/07 (Monday).
- 7) **Adjourn:** 9:05

**Mardene Kelley  
Secretary**

**Leadership Team for 4/2006 to 3/2007**

**Officers:** LeRoy Pontzloff, President: (337-1256); Ron Lykens () VP; Carol Foerst, Treas.: (471-1282); Mardene Kelley, Sec. (337-9763)  
**Trustees:** Chuck Beatel (337-1385); Karl Hasenstab (337-8166), Greg Jackson (478-2801)  
**Maintenance Committee:** Eric Campbell, Randy Rogers  
**Ponds:** Phyllis Byer  
**Design Committee:** Troy Schmitt, 471-6134; Lisal Gorman 428-8685; George Parker  
**Social Committee:** Joy Cooper, 475-6960  
**Founder's Ridge Phone Directory:** Mardene Kelley, 337-9763