

**Founder's Ridger Homeowner's Association
Minutes from Meeting of Officers and Trustees
August 25, 2003, at Don and Joy Cooper Residence**

Present: Don Cooper (President), Laurie Jacques (Vice-President), Mardene Kelley (Secretary), Phyllis Byer (Trustee), Brad Loetz (Trustee), Troy Schmitt (Trustee)

Others Present for part of the meeting: Bill Hague, Leroy Pontzloff, Jim and Vanessa Edgar

Absent: Carol Foerst (Treasurer)

- 1) Don Cooper, President, called the meeting to order at 6:30 p.m.
- 2) Minutes of prior meeting—not reviewed
- 3) Carol Foerst sent treasurer's report as of 8-25-03
- 4) Gates
 - a) All residents on Morgan Lane have keys
 - b) A trash truck hit the gates prior to activation. A welder was hired to fix the weld.
 - c) Gates have worked during recent power outages
- 5) Maintenance Issues in general
 - a) Brad will ask Ameriscape to pick sticks in the mulch area
 - b) Byrums have requested that the sign on their property be mulched to make it easier to mow
 - c) The second pond is overgrowing with vines because the mowing is not being done close enough to the edge of the pond. Brad will get a cost to clean up the overgrowth at the edge of the pond.
 - d) A number of dead trees need to be removed yet this fall. Debate ensued as to whether or not these trees need to be replaced.
- 6) Street Repair and Cleaning
 - a) Homeowner's Association is responsible for repairs on Morgan Lane, Meadowsweet Place and Pinegrove Place. We have spent \$1,550 this year.
 - b) Gahanna City is responsible for Founder's Ridge Drive and Lily Pond Court
 - c) Brad has hired a contractor to sweep Morgan Lane, Meadowsweet Place and Pinegrove Place.
- 7) Sidewalks
 - a) Bill Hague was asked to get 2 bids to install the sidewalks. We will back-charge the homeowners. The goal is to get the sidewalks in before winter.
 - b) On the two lots which do not have houses, the association will do a crushed limestone fill.
 - c) A curb-cut needs to be done at the end of Lilly Pond Court to make this ADA compliant.
 - d) The contractor for lot #16 needs to correct the sidewalk which ends right at the base of a tree. The sidewalk needs to be designed to go around the tree.
- 8) Issues related to recent rain
 - a) Culvert wash-out: The recent rain damaged the culvert which services Lots 10 & 11. The Rogers are addressing the erosion damage on the hill (which is their property) and Bill

Hague was authorized to hire a backhoe (which is already on site doing repair to the Roger's property) to fix the erosion damage at the culvert which is the Home Owner's responsibility.

- b) Drainage problems at Lot #15 (Jim and Vanessa Edger). Jim and Vanessa joined the meeting at 7:30 and presented the following report which they feel summarizes the water problems they have had on their property.

REPORT BY JIM AND VENESSA EDGAR:

Significant issues are:

- (1) Home has flooded twice (12/98 and 8/03)
- (2) Wetlands behind Lot #15 has been filled in with dirt
- (3) Homes built recently have been built higher than house on Lot #15 which may or may not be a contributing factor
- (4) Parking lot installed at church in 3/01 drains at a 90 degree with the creek and directly perpendicular to the 90 degree run-off from the common area.

REQUEST BY JIM AND VENESSA EDGAR:

- FRHOA hire an engineer to review the drainage problem

FRHOA DICUSSION:

- Bill Hague will call the City Engineer to see what his evaluation of the problem is. He has apparently visited the site.
- Leroy was requested to get a cost estimate for how much it would cost to hire an engineer to determine what effect the back-filling of the common area has on the water problems on Lot #15 and make suggestion to correct the problem if there is indeed an issue.
- Other issues such as: design of the common area run-off which was a pre-existing condition when the home was built, new homes being built at a higher elevation which is an issue with the architect, and the poor parking-lot design at the church are all issues which are beyond the scope of the Homeowner's Association.
- 90 Degree connection of the Founders Ridge Creek drainage, by the church, in the Church's parking lot.

While the FRHOA is certainly sympathetic and will support Jim and Vanessa as appropriate, the issues are not necessarily issues the FRHOA has the responsibility to fix.

9) Adjourn: 9:30 p.m.

Mardene Kelley
Secretary

Leadership Team for 4/2003 to 4/2004

Officers: Don Cooper, Pres.: 475-6960; Laurie Jacques, VP: 476-2797; Carol Foerst, Treas.: 471-1282; Mardene Kelley, Sec.: 337-9763
Trustees: Troy Schmitt, 471-6134; Phyllis Byer, 337-1860; Brad Loetz, 428-4328
Maintenance Committee: Leroy Pontzloff, 337-1256; Troy Schmitt, 471-6134; Phyllis Byer, 337-1860; Brad Loetz, 428-432
Design Committee: Troy Schmitt, 471-6134; Lisal Gorman 428-8685; George Parker
Social Committee: Joy Cooper, 475-6960; Don Gorman 428-8685
Founder's Ridge Phone Directory: Mardene Kelley, 337-9763