

**Founder's Ridge II Homeowner's Association  
Special Meeting in lieu of Annual Meeting  
New Life Church  
March 10, 2003**

A. Call to Order and Roll Call of Lot Owners

Present:

Don Gorman	Carol Foerst	Brad Loetz
Jim Varley	Don & Joy Cooper	Bob & Miriam Keller
Bill & Joyce Hague	Chuck & Vivian Beatel	Jack Oruch
Randy Rogers	Karl Hasenstab	Gene Spurbeck
Jere Forsythe	Rob & Laurie Jacques	Whit Dillon
Gail & Maribeth Jordan	Laurie Byrum	Jerry Brand
Vanessa Edgar	Howard & Phylis Byer	Derrick & Barbara Dozier
Rick Morello	Erica & Greg Jackson (Peyton)	Tom & Camille Danzeisen
Doug & Jennifer Beck	Manual & Sylvia Xavier	Amie Gallagher
Barry & Leslie Akers	Kathie Kisor	Don & Diane Thomas
Deb McManis (Pontzloff)	Kristen Elliott & Shirley Lange	Bill & Cindy Gearheart
Mardene Kelley	Troy Schmitt	Robert & Susan Weber

Represented by Proxy: Richard Halterman, Juris & Verena Dambrans, George Parker, Gary & Morna Smith

Others Present: Debbie Geboyles, guest of Camille Danzeisen

Absent: David & Jackie Downey, Boyd & Daphne Moehring, Brehm Builders, Bob & Elaina Ray, Steve & Wendy Beshuk, Sylvia Eichens, Gary Grubler, Mariah Rousseau, Griffin Construction

B. Mardene Kelley, Secretary, summarized the minutes from the meeting of 4/11/02.

***Vote #1: Minutes were approved as presented (D. Gorman/D. Dozier) Carried.***

C. Carol Foerst, Treasurer, gave the financial report for FY 2002. Questions were raised about the amount paid for salt and snow removal. Lot-owners on the private roads received service only once. Carol agreed to check with Leroy (who arranged for this year's service) to confirm that we paid only for one application. T

***Vote #2: Treasurer's report on FY 2002 income and expenses as approved (J. Oruch/B. Dozier) Carried..***

D. Carol Foerst presented the FY 2003 Budget.

***Vote #3: Budget was approved as presented (J. Oruch/B. Dozier) Carried.***

E. Old Business:

1) Gates

- i) Gates will be activated not later than 4/1/03. Instructions for how to enter Morgan Lane once the gates are active will be posted prior to the time the gates are activated. Keys will be given to all residents who have a Morgan Lane address. The keys will be necessary to lock the gates in an open position when the power goes out.
- ii) Residents should not "rush" through the gates. Concern was raised about what happens when the roads are slippery and/or snow-covered because of loss-of-control going down Morgan Lane. Gates may be locked in an open position during times when conditions warrant.
- iii) A question was raised about who pays for damage to the gates.

2) Sidewalks. Some homeowners are in violation. Sidewalks need to be completed as soon as possible.

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- 3) Unoccupied Lot Upkeep. As per Section 15 of EXHIBIT "A" of the Founder's Ridge Restrictions, lot-owners in violation will be assessed the cost of lot-upkeep. Work will be completed by the Association and liens filed against the property for any unpaid balance.
- 4) Drainage.
  - i) The homes where water from the sump pumps is being sent to the street is causing significant damage to the street and creates an unsafe condition when the water freezes.
  - ii) Bill reported that when homeowners built their homes they were told that all sump and roof-drainage needed to go to the street. Further research found that this information was not correct and that water from sump pumps may go to surface.
  - iii) Some homeowners have already addressed the problem, others will re-route their water in the spring. The Leadership Council will see what solutions exist for those homes where an immediate solution is not evident.
  - iv) The Xaviers reported that their back-yard has 4 inches of water much of the time because of water run-offs. They are hoping to find a solution to this problem.

F. New Business

- 1) A motion was placed on the floor to hold the meeting of 3-10-03 in place of the annual meeting.

***Vote #4: The next annual meeting will be on the second Thursday of April, 2004. (H.Byer/J.Varley)  
Carried by voice approval.***

- 2) None of the documents which define our order of business define a "majority". Some concern was also raised about the decision-making authority given to the Trustees. After some discussion, we decided to request that the Leadership Team review the various documents and bring a motion to next year's meeting regarding a review and change of the By-Laws as appropriate. We agreed to pass a one-time action to require that all decisions taken at this meeting require a 75% majority.

***Vote #5: Any decisions made this evening regarding the purchase of property requires a 75% vote.  
(L. Jacques/D. Gorman). Passed by ballot vote (53 yes/ 1 no).***

- 3) The major order of business which required a Special Meeting of the Homeowners Association was the one-time opportunity for the Association to purchase Lots 50 and 52. George has an offer on Lot 52 but is honoring his offer of "right-of-first-refusal" given to the Leadership Council last fall. Points made at the meeting:
  - i) This is a one-time opportunity to decide to leave these lots undisturbed.
  - ii) Bill announced that one of the options presented as a method of paying for the purchase (selling a portion of the meadow) was not a financially viable solution.
  - iii) When lot-owners purchased their lots, most were aware that there were going to be homes built on these two lots.

***Vote #6: Purchase the Lots—Yes/No. (J. Cooper/D. Gorman)***

**Result: Ballot Vote: 13-Yes Purchase the Lots/ 34 No Do not purchase the lots.**

Bill Hague will inform George Parker that the Association has voted to not exercise the option.

- 4) Snow removal—our policy is that when the snow depth reaches 3 inches, the private streets will be plowed. We also have to recognize however, that even though we have a policy, when we have significant amounts of snow, we are fairly low on the service.
- 5) Overnight Parking.

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- i) Policy: As per Section 16 of EXHIBIT "A" of the Founder's Ridge Restrictions, Overnight Parking on the paved portion of the street is prohibited and parking on the grass shoulder is prohibited at all times.
- ii) Question was raised about where resident's are supposed to park when they have overnight guests. One suggestion was to "see if your neighbor" will help you out. We all recognize that guest parking is very tight for some and nowhere is there generous parking.

6) Temporary Signs—the officers this year approved the use of temporary signs such as Garage Sale or Open House signs during the time of the event.

7) Dog Clean-up—Residents were again reminded that we need to clean up after our dogs. If we find others from outside the association creating a problem, please report this to one of the persons on the leadership team.

G. Election of Officers for FY 2003

*Vote #7: The slate of nominations for Election of Officers was presented as modified from the floor (H. Byer/T. Danziesen) Carried.*

Ballots were counted by Leslie Akers and Don Gorman.

Election Results: President: Don Cooper; Vice-President: Laurie Jacques; Secretary: Mardene Kelley; Treasurer: Carol Foerst; Trustees: Phyllis Byer, Brad Loetz, Troy Schmitt .

H. The following lot-owners do not have notebooks: #34 (Xavier), 43 (Spurbeck), 49 (Danzeisen), 55 (Gearheart), 22 (Cooper).

I. Thanks to Bill Hague

*Vote #8: A special thanks to Bill Hague for the leadership he has given to the Association during the past year. (J. Oruch/D. Gorman) Carried.*

J. Date of July 4<sup>th</sup> picnic is Wednesday, July 2. Exact details will be provided in late June.

K. *Vote #9: Moved that all ballots from the evening's meeting will be destroyed (L. Akers/L. Byrum) Carried.*

L. *Vote #10: Adjourn (D. Dozier/M. Xavier) Carried.*

**Mardene Kelley  
3/12/03**