



**Founder's Ridge Home Owner's Association  
Minutes from Meeting of  
Thursday, April 22, 2004, 6:30 p.m.  
New Life Church**

- 1) Call to Order by President, Don Cooper, at approximately 6:40 p.m.
- 2) Announcement was made that the guest presenter would be given priority and regular business meeting would follow.
- 3) One of the issues the leadership team addressed this year was the concern regarding drainage. A contract for \$2,600 was given to EMHT Inc. to study the various drainage problems. A report was given by Andy Schall, an engineer from the firm of EMHT (Evans, Mechward, Hambleton & Tilton, Inc. Each lot owner was presented a topographic map and a report of the findings.
  - a) Significant points included in the report included:
    - i) The soils in Founder's Ridge Subdivision are not conducive to good drainage
    - ii) Water drains poorly in "forested" areas
    - iii) The total cost of improvements is estimated at \$99,000, although improvements can be made in phases and exact costs may changed based on additional findings at point of implementation.
  - b) Comments from the floor included:
    - i) The water problems which individual homeowner have should not be a homeowner association expense
    - ii) The City should be "revisited" to correct the problem on Founder's Ridge Drive
    - iii) The front part of the subdivision was a former swamp; drainage problems will prevail.
    - iv) Many people have water problems. Sump pumps need to be replaced as often as every 6 months; during periods of the year several lots have significant water ponding.
    - v) Alternatives to the recommendations included in the report would be more invasive and more costly.
    - vi) Proposed alterations to the tree canopy would alter the character of the subdivision.

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- vii) Homeowners may explore other options for assistance in helping to cover the costs which cannot be resolved by a single lot owner.
- viii) There may be some assistance from the City of Gahanna especially if they are going after special funding.
- ix) Questions were also raised about what options for assistance were available from the Developer.

## 4) Roll Call:

Don & Lisal Gorman	Don & Joy Cooper	Jack Oruch
Jim Varley	Chuck Beatel	Gene Spurbeck
David Downey	Karl Hasenstab	Mariah Rousseau
Bill & Joyce Hague	Laurie Jacques	Don Dennis
Randy Rodgers	Steve Beshuk	Barb & Derrick Dozier
Yeh Fin Chin & Jere Forsythe	Verena Dambrans	Camille & Tom Danzeisen
Daphne Moehring	Howard & Phyllis Byer	Shirley Baumann & Mike Scott
Doug & Jennifer Beck	Gary Grubler	Diane & Don Thomas
Barry & Leslie Akers	Erica & Greg Jackson	Bill & Cindy Gearheart
Lorraine Pontzloff	Kathie & Tom Kisor	Robert Weber
Mardene & Wayne Kelley	Shirley Lange	
Carol Foerst	Troy Schmitt	

- 5) Minutes from meeting of 3/10/2003 were approved with no further discussion.

*Moved that the Minutes from the meeting of 3/10/2003 be approved as presented. Downey/Byer/Carried by show of hands.*

## 6) Financial Report

- a) The financial report for 2003 was accepted with no further discussion.

*Moved to accept the Calendar year 2003 Treasurer's report of revenue and expenses as presented Weber/Hague/Carried by show of hands.*

- b) The 2004 budget was accepted with no further discussion.

*Moved to accept Calendar Year 2004 Budget as presented. Danzeisen/Moehring/Carried by show of hands.*

- a. A Calendar Year 2004 year-to-date report was provided.

- 7) Leadership report for Calendar Year 2003 was distributed as part of the agenda. The report raised these issues:

- a) When the house on Lot 53 was built, the street was torn up. That needs to be repaired.
- b) Request was made to not refer to the Common Area behind lots 53-57 as a "field"

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- c) Concern was raised about the number of trees which were removed along PineGrove this spring. The understanding is that only dead trees and undergrowth was removed.

## 8) Old Business

### a) Sidewalks

- i) The home owners along Founder's Ridge Drive will be putting in their sidewalks within the next few weeks.
- ii) The home owners on Lily Pond Court have stated that when they receive a letter from the City of Gahanna, they will comply.
- iii) A motion was made from the floor to have the home owners association pay for sidewalks on the two vacant lots to complete the sidewalks for the subdivision

***Moved to spend up to \$1,500 to install sidewalks pending approval from the City of Gahanna. Beck/Scott/Defeated by ballot. 14 yes 15 no.***

### b) Parking was clarified:

- i) There is no overnight parking
- ii) Parking is permitted only on the side of the street with does not have "no parking" signs posted.

- 9) Amendment of Code of Regulations and Bylaws prepared by Laurie Jacques. Laurie outlined the clarifications which were made. The document passed with no questions or concerns.

***Moved to approve Code of Regulations and Bylaws as attached. Varley/Oruch/Carried by show of hands.***

## 10) New Business

- a) There is a tree which has fallen on the lot north of #32. Residents are complaining about the unsightliness of the condition.
- b) There are piles of brush which has been ground and stockpiled on the common area, adjacent to Lot #19.
- c) Leaves are being dumped on Lot 35. Request the trustees put a stop to this.
- d) Request was made that the leadership team consider activating task forces to address the following concerns:
  - i) Water Committee to address common water problems
  - ii) Foreclosure Committee to put pressure on the lots which are not paying annual dues
- e) Concern was made about the inability for fire trucks to open the gates on Morgan Lane.  
***Moved to investigate the cost for moving the pad which automatically opens the gate on Morgan Lane so that large vehicles will be read. Beatle/Bauman/Carried by show of hands.***
- f) Shirley Bauman and Mike Scott need a Home Owner's Book
- g) Request was made to move the "Dead End Street" sign out of lot #51.
- h) A request was made to mow the common area in back of Lots 49-42.

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11) Election of Office. There were no further names added from the floor.

*Moved to accept the slate as presented: Varley/Dozier/Carried by show of hands.*

President:	Laurie Jacques
Vice President:	Greg Jackson
Secretary:	Mardene Kelley
Treasurer:	Carol Foerst

12) Election of Trustees. There were no further names added from the floor..

*Moved to accept the slate as presented: Varley/Oruch/Carried by show of hands.*

Troy Schmitt  
Brad Loetz  
Phyllis Byer

13) Tidbits

- a) Date of July 4th picnic is Thursday, July 1, 2004.
- b) Each homeowner should be sure they have filed the Homestead Tax Reduction paperwork (copy attached). You are entitled to reduce your taxes by 2 ½% by filing this document with Franklin County.
- c) Mail Boxes—recommended subdivision mail box are sold by:  
Cedar Craft Products  
776 Reynoldsburg-New Albany Road  
Phone: 759-1600

14) A vote of thanks was given to Don Cooper for leading the association during the past year.

15) *Motion to adjourn: 9:25 p.m. Byer/Kisor/Carried by show of hands.*

Mardene Kelley  
Secretary