

Founder's Ridge Homeowners' Association
Minutes from Meeting of Officers and Trustees
Monday, February 4, 2008, 6:30 PM at Leroy Pontzloff's Home

Present: Leroy Pontzloff (President), Ron Lykens (Vice President), Camille Danzeisen (Secretary), Carol Foerst (Treasurer), Chuck Beatel (Trustee), Karl Hasenstab (Trustee), Greg Jackson (Trustee)

Absent: No One

1. Leroy called the meeting to order at 6:40 PM.
2. Minutes from the Officers and Trustees meeting on 11-12-07 were read and approved by all present with the following changes:
The proposed new bid procedure to read under part "B" Work costing between \$1,001 and \$5,000 (instead of between \$1,000 and \$5,000) and under part "C" any work over \$5,001 (instead of over \$5,000). Chuck motioned and Karl seconded the motion. All approved. (The changes were made to the previous minutes to reflect this change.)
3. Carol presented an up to date Treasurers report. Motion by Camille to accept the report as stated, second by Greg. All approved. Carol showed copies of the letters that went out to the two lot owners who currently have liens filed against them. The letters showed the interest rates that are currently charged on the outstanding lien amounts, as well as previous interest rate charges. Greg asked about why the rates were changing and Carol explained that we use the "usury rate" which is kept on file by Franklin County and that rate changes each year. This "usury rate" is a legal interest rate that can be applied to outstanding debt in Franklin County.

Old Business:

1. Brehm liens - Leroy reported that he still has not talked to Brehm. He will keep trying to get in touch with him to get him to pay the liens.
2. Phyllis Byers Clean-Up – Nothing to update. Ron reported that Eric Campbell has not talked to Phyllis Byers and Morna Smith as far as he knows.
3. New Bid Procedure - Camille presented a separate sheet of paper with the proposed new bid procedures. With the changes made mentioned in paragraph 2 of the reading of the old minutes, this will be presented to all of the homeowners present at the general annual meeting in April of 2008. At this time it will be voted on for acceptance (or not) by all homeowners present at the meeting.

New Business:

1. Lawn Care Bids – Ron Lykens has been in charge of getting bids. He reported that he has talked to 10 people and only 3 companies wanted to bid the job. The three bids received were from Star Landscape, Ameriscape, and S & S (Larry Spann). Ameriscape reported that they do not want to do the snow plowing anymore. Larry Spann told Ron that he would do the plowing for \$150 each time, still following the 3” snow rule we have had in the past. Camille made a motion to accept the lowest bid which was from Ameriscape and for Ron to lock us in to a 3-year contract with Ameriscape at the current price. The motion was seconded by Carol. All approved. Leroy told Ron to put into the contract that anything other than grass cutting – such as tree trimming, mulching, etc – needs to have prior authorization from someone on the board. We feel that even though tree trimming prices are in the contract, we may not need that done on an annual basis.
2. Eugene Spurbeck letter – Eugene Spurbeck from 582 Pine Grove Place e-mailed Leroy to tell him that there is some asphalt repair work that needs to be done on Pine Grove, especially at the end of the street where the Spurbeck property, Ourch and Loetz property meet. There is an area of asphalt there that has buckled and raised up. The garbage trucks possibly have caused this. We will look into it and get it fixed. Camille volunteered to look it over and call asphalt companies to come and give us bids to fix the problem.
3. Spring Clean-Up - Leroy volunteered to have a walk-thru with Bill Deraney of Ameriscape to go over the landscape areas that need to be cleaned up.
4. Website File Storage – Greg Jackson reported that our website on Neighborhood Link does not allow us to store documents, but rather to “link” to them only so they can be viewed. When Greg kept the website (FoundersRidge.org) updated in the past he “linked” the minutes from the meetings to his personal AOL website. This is not a long term solution to storing our files (minutes, etc.) because Greg may not have his AOL file forever and once he discontinues it the documents we are linking to our website will disappear. Greg presented a list of several web companies for storing documents long term. Most of the websites we were not familiar with. Yahoo.com offers unlimited storage for \$12 per month. We could then link our files to the Neighborhood Link website we are using. Ron moved that we use Yahoo to host our documents at a cost of \$12 per month (\$144 per year). Chuck seconded the motion. All approved.
5. Property Maintenance – Chuck presented a summary of what had taken place since the Kelley and Jacques photos had surfaced. Neighbors believe that the Kelleys and the Jacques need to keep their yards free of unsightly trash. In order for the whole neighborhood to look nice people need to keep trash out of their yards. Leroy reported he has talked to Mardene and she thinks the problem of trash in her yard is a neighborhood issue. Greg Jackson presented a few pages of wording that could be inserted into our deed restrictions regarding consequences that property owners would face if they don’t keep their yards clean, etc. Greg

- looked online and copied the wording in the deed restrictions of the neighborhoods of Harrison Pond and Blendon Woods associations as an example of how we could word something in our own deed restrictions. According to our own deed restriction any amendments to them must be approved by $\frac{3}{4}$ of the lots represented at a meeting called for the purpose of amendment of the restrictions. Since this is the case, Greg will type up the “proposed amendment” concerning Lot Maintenance and it will be presented to the homeowners and voted upon by those attending the general meeting in April of 2008.
6. Slate of Officers for 2008-2009 – Leroy will get a flyer out to every house in the neighborhood asking for volunteers to serve either on the board or on various committees.

There being no more business the meeting was adjourned at 8:15. The next meeting will be on Monday, March 10, 2008 at 6:30 at Leroy’s house.