

Founder's Ridge Homeowners' Association
Minutes from Meeting of Officers and Trustees
Monday, November 12, 2007, 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)

Absent: Greg Jackson (Trustee)

1. Leroy called the meeting to order at 6:40 PM.
2. Minutes from the Officers and Trustees meeting on 9-11-07 were read and approved by all present. Ron motioned and Chuck seconded the motion. All approved.
3. Carol presented an up to date Treasurers report. Motion by Camille to accept the report as stated, second by Karl. All approved.

Old Business:

1. Brehm liens - Leroy reported that he had left several voice messages for Brehm but Brehm has not called him back. He will keep trying to get in touch with him and try to get him to pay the liens.
2. Phyllis Byers Clean-Up – Chuck and Leroy reported that they talked to Morna Smith. Morna told them that George Parker wanted people who lived on the ponds to have a “line of sight” to the pond. Morna told them that was the original thought process. In George’s opinion “line of sight view” meant a view from inside each persons home. Not necessarily a view from your backyard or side yard. But the view from inside your home when you looked toward the pond. At this time the new bids for pond clean-up have not been done yet. Leroy has a new bid from Stevenson’s Tree Service to remove some dead trees in the common area near Morna and Gary Smith’s house and the pond. This bid is for \$675.00. This bid is not included in the original pond cleaning bid. We all agreed to ask Eric Campbell to walk the pond area with Phyllis Byers and Morna Smith and for them to mark what needs to come out in the way of trees and bushes. When they do this we will get Ameriscape and GAC to re-bid the clean-up and go with the lowest bidder.
3. Pond Clean-Up Regulations - At this point we are still in the thought process on this.

New Business:

1. Lawn Care Bids – Ron Lykens is still working on these bids. So far he has 2 companies that are interested in bidding for the job - Lescallet and Davey. Leroy and Ron will try and get these companies and possibly Ameriscape to walk the areas for landscaping on Monday 11/19 at 7:00 AM.
2. New Bid Procedure – Since Mardene has not given us anything in writing up to this point Leroy would like to propose the following:

A) Any work needing done up to a maximum of \$1,000 in cost - no bids are needed to contract for work. However, the bid needs to be deemed reasonable and approved by a majority of the HOA Board Members which will include the President, Vice-President, Secretary, Treasurer and the 3 Trustees. Four (4) votes constitute a majority.

B) Work costing between \$1,001 and \$5,000 need the same board majority vote as listed in paragraph A and a minimum of three (3) bids must be obtained before the work is contracted out.

C) Any work over \$5,001 that needs to be done must not only have 3 bids but must also be approved by a majority of all homeowners (one vote per lot) either in a written yes/no ballot or a yes/no phone poll.***

*** The only exception to paragraph C would be if work requiring a cost of over \$5,000 was voted upon by the homeowners present at the annual HOA meeting (in April of each year) for work to be performed after the annual meeting date.

3. Pond Regulations – Same as old business.

There being no more business the meeting was adjourned at 7:35. The next meeting will be on Monday, January 14, 2008 at 6:30 at Leroy's house.

- The January 14, 2008 meeting was changed to Monday, February 4, 2008.

***** These minutes have been corrected (part B & C of item 2 under New Business) to reflect changes made at the February 4, 2008 meeting.