

**Founder's Ridger Homeowner's Association  
Minutes from Meeting of Officers and Trustees  
August 12, 2004, at Laurie and Rob Jacques Residence**

**Present:** Laurie Jacques (President), Greg Jackson (Vice-President), Mardene Kelley (Secretary), Carol Foerst (Treasurer), Brad Loetz (Trustee), Troy Schmitt (Trustee), Phyllis Byer (Trustee)

**Absent:** None

- 1) Laurie Jacques, President, called the meeting to order.
- 2) Minutes of meeting of 5/17/04 were approved with the following corrections and updates:
  - a) Founder's Ridge Drive was patched the week of 5/10/04
  - b) Permission was given to Scott/Baumann to use the Meadow on 8/21/04
- 3) Carol presented the Treasurer's Report
- 4) Old business:
  - a) Approval of Trustee bylaws—Laurie needs to get Don Cooper's signature
  - b) Ameriscape issues:
    - i) The mulch is being placed too close to the tree base. Request is to not mulch the trees next year, just pull it back from the trunk. Brad will follow up.
    - ii) Status of the common area behind the houses on Pinegrove: The outcome of the discussions the homeowners had with Leroy a year ago, was that if the homeowners put in the trees, they would mow the common area. If now the homeowners want to have the association maintain the property, someone will need to grant access to the area for the lawnmowers to cross into the common property. Brad will follow up and determine what needs to be done prior to the 2005 mowing season.
    - iii) Fall/winter reseeded of Meadowsweet meadow—Greg will do the planting.
  - c) Pond Weed Control—Phyllis and Laurie will continue to manage this project with a budget of \$1,150. They will look at removing the brush while the pond is frozen to reduce costs and begin treating the water for algae in 2005.
  - d) Drainage update—There are many problems and the major one starts at Old Ridenaur and includes trees falling into the Ravine and the flow into the water channel has a "T" instead of a "V"; Stygler run-off is also part of the problem.
    - i) Recommend: Laurie will send a letter to homeowners for lots 32-38 and tell them that all of their sump and down spots need to run to the street (Loetz/Schmitt).
    - ii) Once the homeowners are following city code, we are then in a better position to work with the City of Gahanna to find solutions.
  - e) Update on Meadowsweet street repair—The Meister's escrowed money to make the repair. Laurie will go to the Title company to determine what the status of this repair is.
  - f) Sidewalks:
    - i) Laurie is working with George Parker (meeting on 6/28) and city officials to be sure sidewalks are completed before occupancy permits are granted.
    - ii) Issue related to unoccupied lots is tabled until Gahanna sends a letter to current homeowners without sidewalks.
    - iii) Update on miscellaneous homeowner issues:
      - (1) Wendall Edwards has removed the fallen tree on Founder's Ridge Drive
      - (2) The wood chips on the common area adjacent to Lot 19 (Pontzloff) are in the process of being removed.
      - (3) The Edgars have been asked to follow the signage policy in relation to their for sale signs.
      - (4) The Doziers were contacted about business signs/traffic.
      - (5) George Parker has an agreement with the Webers to mow lot 56.
      - (6) The Kelleys and Kisors were reminded about guest-parking adjacent to the Morgan Lane gate.
    - iv) Investigation regarding possible foreclosure on Brehm Builders Lots (14 and 35). Gene Spurbeck is investigating the financial affect and will advise us when he has completed his task.

**5) New Business:**

- a) **Parking on Pinegrove Place and Meadowsweet Place:**
  - i) **Resolved that there will be parking on the street on the homeowner side only. (Jackson/Foerst). This represents a change from the original intent which was that there be no street-parking on Meadowsweet and PineGrove**
  - ii) **A reminder regarding the prohibition of overnight parking on streets will be sent to residents**
- b) **We reviewed the request by Lykins/Campbell (Lot 25) for letter of support for setback variance for garage addition—it saves the large oak tree but there is a possible deed restriction issue. We requested that they screen 3 sides and use Foundation grade beams.**
- c) **We reviewed a request for a designation of common area for tree limbs from common area from Lily Court residents.**
  - i) **Resolved that on a trial basis the use of a spot off the shared common drive for tree limbs. There should be not cut grass and limbs must be removed in year. (Foerst/Loetz)**
- d) **Request for a curb cut at the court end of Lilly Pond Court—we agreed that we would not approve this request. It may be reviewed again once Gahanna sends the letter to homeowners without sidewalks.**

**6) Capital Improvements:**

- a) **Trees—consider:**
  - i) **Shade trees versus under-canopy tress/shrubs for screening along Stygler**
  - ii) **Adding more maple trees along Founder's Ridge entry**
  - iii) **Adding trees to Meadowsweet Meadow**
  - iv) **Outcome: Brad will look at companies and get a proposal**

**7) Snow removal—we agreed that snow is a difficult issue to manage. We will follow our 3" rule and agreed to have the common sidewalks along Stygler cleared for pedestrian traffic**

**8) Rules regarding use of common areas including ponds**

- a) **7/23/02 board meeting minutes outline the process (1) residents should ask unaccompanied non-residents to leave common areas and (2) common areas should be used by residents only after dark.**
- b) **Consider updating/publicizing rules next spring**
- c) **Do we need a policy regarding the scheduled use of common areas—NO. The President may approve any requests.**

**9) Adjourn 9:15.**

**Mardene Kelley  
Secretary**

**Leadership Team for 4/2004 to 3/2005**

**Officers: Laurie Jacques, President: 476-2797; Greg Jackson, VP: (478-2801); 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:**

**Water Committee:**

**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**