

**Founder's Ridger Homeowner's Association
Minutes from Meeting of Officers and Trustees
February 4, 2004, at Don and Joy Cooper Residence**

Present: Don Cooper (President), Laurie Jacques (Vice-President), Mardene Kelley (Secretary), Carol Foerst (Treasurer), Brad Loetz (Trustee), Troy Schmitt (Trustee)

Absent: Phyllis Byer (Trustee)

- 1) Don Cooper, President, called the meeting to order at 6:30 p.m.
- 2) Minutes of prior meeting—reviewed and approved as presented (Troy/Carol). Discussion and clarification was given for item 8.b.4. (location of the specific location for how the water runs off the Edgar property and meets the church parking lot). No changes were made to the minutes.
- 3) Carol Foerst presented the treasurer's report as of 12/31/03. We ended the year with a \$1,816.54 surplus. This gives us a cumulative balance of \$5,595.62. —treasurer's report was approved (Brad/Laurie)
- 4) Old Business:
 - a) Re-writing of Association Document: Laurie is going to contact Barry and have a draft available at our next meeting. We are to send items to Laurie for issues which need special attention.
 - b) Water Problems: It appears as though most residents have water problems with various intensity. The association paid for the repair at the bridge. If this repair had not been made, the bridge would likely have washed away. Issues related to water problems behind the Edgars and on PineGrove were tabled until the next meeting. Troy will contact an engineer to see how much a study of the problem will cost.
 - c) Sidewalk Installation: Don will contact the Edgars, Jordans and Gruber to see when these will be installed.
 - d) Water Drainage onto Founder's Ridge Drive: This study will be part of the water issues being made on PineGrove.
 - e) Tree Plantings and removal:
 - i) Brad was authorized to have 14 trees removed for \$2,000. Rob, Brad and Don will review the trees scheduled for removal.
 - ii) Tree Plantings will be tabled until fall.
 - f) Landscape of lots behind Meadowsweet has been completed.
 - g) Unoccupied lot upkeep is complete thanks to Brad Loetz.
 - h) Growth around Pond—Laurie is getting proposals and costs. Two contractors have already visited the area and she is collecting costs and options for what may be done at the small pond. Laurie requested that the Ameriscape be instructed to keep the grass mowed up to the water line.
 - i) Financial Review of the books: The Trustees are responsible to see that this is done. Troy will contact Scott Byrum to see if he will perform this review.

5) New Business

- a) **04 Ameriscape Contract**—proposal for \$9,821 was presented. (Laurie/Troy) moved that the contract be approved for the summer season.
- b) **Tree Replacement**—tabled until fall
- c) **Dead Tree Cleanup**—in process
- d) **Don** read a letter sent from Greg Jackson to a number of county officials summarizing problems associated with voting locations. Troy concurred that in the 7 years he has lived in Founder's Ridge, he is at his 4th location. They currently have to drive 3.3 miles to vote. This appears to be a problem for anyone with a Founder's Ridge address.
- e) **Lot Design Review**—Plans are currently in discussion for Lots 3 and 35. Troy will also contact the owners for Lot 24 to be sure they know that their plans need to be approved before entering into a contract to begin building.
- f) **05 Dues**—we want to begin a process so that 05 dues can be announced at the spring meeting so that home owners know what to expect.
- g) We identified a number of persons to contact about names to place on the ballot. Don will contact these persons.
- h) **Annual Meeting:** will be 4/20/04 at 7:00 at a place to be found by Don Cooper (Brad/Troy).

6) Next Meeting: 3/4/04, 6:30 p.m. Issues:

- a) **Set date for July 4th picnic**
- b) **Prepare 2004 budget**—Carol will bring
- c) **Develop a financial plan for 2005**—Carol will prepare
- d) **Develop a review of the year**—Don and Mardene will work on this piece
- e) **Review the Association Documents**—Barry and Laurie will present this
- f) **Update on Sidewalk issues**—Don will provide update
- g) **Water Problems**—Don, Troy and Brad will collaborate on the details related to these problems
- h) **Finalize Ballot for 2004 elections**—Don

7) Adjourn: 10:30 p.m.

**Mardene Kelley
Secretary**

Leadership Team for 4/2003 to 4/2004

Officers: Don Cooper, Pres.: 475-6960; Laurie Jacques, VP: 476-2797; 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: Leroy Pontzloff, 337-1256; Troy Schmitt, 471-6134; Phyllis Byer, 337-1860; Brad Loetz, 428-432
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