

**Founder's Ridger Homeowner's Association
Minutes from Meeting of Officers and Trustees
July 23, 2002 at Bill and Joyce Hague Residence**

Present: Don Cooper (Vice-President), Carol Foerst (Treasurer), Bill Hague (President),
Mardene Kelley (Secretary), Brad Loetz (Trustee), Leroy Pontzloff (Trustee), Troy
Schmitt (Trustee)

Absent: None

- 1) Bill Hague, President, called the meeting to order at 7:00 p.m.
- 2) Roll Call—all members present by end of meeting
- 3) Minutes of prior annual meeting—not available
- 4) Carol Foerst presented treasurer's report.
 - a) Income and Expenses appear to be on budget—there have been no unexpected expenses.
 - b) All members present affirmed the job that the lawn maintenance crew is doing this year.

5) Unfinished Business:

- a) Electricity for lights and gates on Morgan Lane

This project appears to be complete. Bill Hague will arrange with Jesse Howard Electric a time when several home-owners can be trained on how to operate the gates. One concern was noted: The electrical line from the light at the top of Morgan Lane to the gate-control panel is buried only about 6 inches below grade and does not appear to be in a conduit. Special attention will need to be given whenever any digging is done in the area.

- b) Path to walk around gates on Morgan Lane

- i) The gate at the bottom of Morgan Lane will not prevent any walkers or persons on bicycles to enter Morgan Lane when gate is engaged. A "bypass" system does not seem to be necessary.
- ii) The gate at the top of Morgan Lane will restrict entrance for everything.
Solution: A sidewalk will be installed on lot 20 (Kelley's) which will provide access both to and from Morgan Lane when the gates are closed. Significant Outcomes:

- (1) Sidewalk will be on the Preserve
- (2) Curb-cut will be made to provide access.

- (3) **Surface will be concrete. Consideration was given to other forms of surfaces, but for ease of maintenance, appearance, and ease of use, concrete appears to be the best material.**
- (4) **Bill Hague will check with George Parker to see who has the liability on the Preserve. If the conclusion is the home-owner, the Kelley's request that ownership of this part of the preserve be deeded to the Homeowner's Association to remove all personal liability.**
- (5) **Sidewalk needs to be in place before gate is engaged.**
- (6) **_____ ??? _____ will check with George to see the status of the design.**

c) Unfinished Sidewalks

- i) **The land adjacent to lot 32 has been given by George Parker to the house at the corner of Founder's Ridge Drive and Ridenhouer Drive. They will be installing the sidewalk on this property. The Homeowner's Association will pay \$180 to transfer the paperwork as per agreements made by George Parker.**

Action 1: The Officers and Trustees authorize Bill Hague, President to sign any and all paperwork approving the transfer when the escrow is received. Pontzloff/Foerst, Carried.

- ii) **Bill Hague will contact the other homeowners who have not installed sidewalks to determine when these will be brought into compliance.**

d) Problem of "unauthorized" use of common ground. We recognize that there appears to be a significant attempted use of common ground by visitors who are not accompanied by a resident.

- i) **Recommendation 1: All residents need to help control use of common grounds. Any time any resident sees an unaccompanied non-resident, the resident should ask the non-resident to leave immediately.**
- ii) **Recommendation 2: Common grounds including the ponds should be used by residents only after dark.**

6) New Busines:

a) Use of Shared Drives and access to the ponds

- i) **We have two shared drives in Founder's Ridge Drive. The association provides maintenance on these shared drives. In respect to the home owners at the end of these shared drives, the shared drives may be used by residents only to the last driveway.**
- ii) **There are only two access points to the large pond—off Lily Pond Court and off Founder's Ridge drive. There is no public access from the end of the shared drive off Morgan Lane.**

b) Fences

- i) **The policy in our deed restrictions limits the use of fences. We recognize there are cases when decorative fencing may enhance the property. This action was taken to address the concerns:**

Action 2: All requests for fences need to be submitted to the Design Committee who will process the request and take a recommendation to the Officers who will either approve or deny the request. Pontzloff/Foerst, Carried.

Since prior to this motion, there was no provision for fences, all existing fences need to go through this review process.

Requests for consideration should be given to Troy Schmitt. Other members of the Design Committee include: George Parker and Lisal Gorman.

c) Maintenance of Common Ground and Preservation Areas

- i) **We have about 60 dead trees on Common Grounds. The cost of professionally removing these trees is prohibitive. Therefore, the Trustees will be scheduling a work day (early to mid-October) to clean out some of the smaller brush. They will then develop a list of priorities on when and how to address the rest of the tree removal.**
- ii) **There is some interest in developing a re-forestation plan. Bill Hague will check with Red and Sons to see what trees Mr. Red proposes be planted in tree-replacement. Residents who have interest in either planting or maintaining trees in Common Grounds may get permission from the Maintenance Committee.**
- iii) **A request has been made to clean up the common area to the north of Lots 44, 45,46 and 47. We also recognize that there is some encroachment by residents directly north of these lots. Brad Loetz will give leadership to developing a plan for how to address the variety of concerns (overall appearance, land encroachment, types of plantings, etc.).**
- iv) **Residents who have "Preservation areas" on their property need to remember that anything which is cut down in these areas (including dead trees) needs approval from the Maintenance Committee.**

d) Vacant Lots

- i) **There is a concern about the appearance of the vacant lots. We decided to follow the City of Gahanna policies to address the resident concerns:**

Action 3: Any undeveloped lot needs to be kept clean 15 feet from the curb and needs to be not greater than 12 inches high. Any homeowner who does not comply will be responsible to pay the cost of lot clean-up. Pontzloff/Foerst, Carried.

e) Lots 50 and 52.

- i) There is a growing concern among residents about what types of houses may be built on these two lots. Some feel that if houses are built on these lots, it will affect property values. We note that in the subdivision directly north of Middle School West, a similar condition exists.**
- ii) We requested that Leroy and Brad talk to George Parker about options related to having the homeowners association purchase one or both of these lots. We talked about swapping some of the Meadow as a method of paying for the lots, but there is resistance to this idea.**
- iii) Options for use of these lots include “public parking for residents” and/or natural area. Leroy and Brad will talk with George and bring back a proposal to the officers.**
- iv) We also recognize that before any contractual agreements are made, 75% of the homeowners need to approve the decision. At this point the officers are simply doing staff work. Homeowners who have an interest in this decision may talk to any of the officers or trustees.**

f) Signs

There are two signs which George Parker installed—one at the entrance advertising lots for sale and one at the entrance to the Pond. Bill spoke with George about removing both of these sign. George will be taking them down shortly.

- g) Dog Clean up. We recognize that many people walk dogs in Founders Ridge. In an effort, however, to improve relations among dog-owners and non-dog-owners, we are requesting that dog owners clean up their own dog drippings.**
- h) Annual July 4th picnic. We are pleased at the high turn-out at this annual event. After discussing a number of options for both location and format, we decided to continue to the tradition of holding it in the summer and in the Meadow. Bill Hague will arrange with the city for street shut-down on Founder’s Ridge next summer.**
- i) Motorized mopeds. Following the City of Gahanna’s new policy, this action was taken:**

Action 4: There will be no motorized mopeds on private streets and drives in Founder’s Ridge. Schmitt/Cooper. Carried.

- j) Standing water in streets. Bill Hague has been in conversation with City of Gahanna leadership about the necessary street resurfacing which will address much of the standing water. There appears to be an impasse related to the street-width not meeting city code. Bill will continue to try to resolve this issue.**

7) Next scheduled meeting: October 2002.

Minutes of Founders Ridge Officers
July 23, 2002

Leadership Team for 5/2002 to 4/2003

Officers: Bill Hague, President: 337-0097
Don Cooper, Vice President: 475-6960
Carol Foerst, Treasurer: 471-1282
Mardene Kelley, Secretary: 337-9763

Trustees: Troy Schmitt, 471-6134; Leroy Pontzloff, 337-1256; Brad Loetz, 428-4328

Maintenance Committee: Leroy Pontzloff, 337-1256; Derick Dozier 891-9798; Greg Jackson 478-2801; Brad Loetz 428-4328

Design Committee: Troy Schmitt, 471-6134; Lisal Gorman 428-8685; George Parker

Social Committee: Joy Cooper, 475-6960

Founder's Ridge Phone Directory: Mardene Kelley, 337-9763

**Mardene Kelley
Secretary**