

Founders Ridge II Homeowners Association

Annual Meeting

April 11, 2002

Time: 7:00 p.m.

Place: The Sanctuary in Downtown Gahanna

Call to Order:

George Parker, as President of the Association, called the meeting to order at 7:17 p.m.

Roll Call

Persons in attendance included:

Troy Schmitt	Wayne & Mardine Kelley	Morna Smith
Jack Oruch	Sylvia Xavier	Verena Dambrans
Howard & Phyllis Byer	James Varley	Karl Hasenstab
Brad Loetz	Rob Jacques	Lisal & Don Gorman
Barry & Leslie Akers	Miriam & Bob Keller	Don & Joy Cooper
Boyd Moehring	Doug Beck	Greg & Erica Jackson
Tom & Kathie Kisor	Diane & Don Thomas	Jacki Downey
Leroy & Lorraine Pontzloff	Derrick Dozier	Randy Rogers
George Parker	Bill Hague	Carol Foerst

Reading and Approval of the Minutes

Leslie Akers, Secretary, read the minutes. Corrections were noted. Leroy Pontzloff moved to approve the minutes. Don Cooper seconded the motion. The motion was accepted.

Reading and Approval of Treasurer's Report

Carol Foerst, Treasurer, gave the report. It includes figures from 2001, 2002 and the last page includes the prorated amounts that the Founders Ridge II Homeowners Association (the Association) paid George Parker. See attached budget. Leroy Pontzloff moved to accept the Treasurer's report. Don Cooper seconded the motion. The motion was accepted.

Before reviewing next year's proposed budget, Carol reminded all members that on May 1st, liens would be filed against the properties for which no Homeowner Association fees have been paid. The Treasurer will not disburse any prorated amounts due homeowners

unless the fees are all paid. For late payments, the Association will charge a 10% late fee, starting with the date the payment was due.

The creation of an escrow account (reserve account) for unusual projects was discussed. The amount discussed is \$6,000 per year assigned to the escrow. (The funds come from the Association annual fees.) Kevin Gallagher created an extrapolation of how much money is needed to account for future inflation. George Parker reviewed and explained this document. Also, to the extent the maintenance funds are not completely depleted, any remaining funds can go to the escrow fund.

The proposed budget pays the electricity for the pond pump and also includes the additional electric charges for the gates and the lights on Morgan Lane. Currently the City of Gahanna is paying for the street lighting because Morgan Lane is not yet a private road.

Other items in the proposed budget include: the maintenance contract, insurance costs, and money for the annual 4th of July picnic. Accounting and legal costs were modified to allow for the review of the Association By-laws and other legal documents. Currently, the Association does not have an exempt status under federal or state law, so taxes must be paid. The newly elected officers will address this issue.

Postage, copying, paper, etc. are budgeted at \$600. A question was asked about snow removal. The budget for last year was \$750, but there is no budget for this year. The costs were accounted for in the maintenance budget. We did not have a lot of snow last year; most of the money was for salt.

The budget balances if we continue to collect \$500 per year in Association fees. Troy Schmidt moved to accept the Treasurer's report, the Proposed Budget and the Forecast. Don Gorman seconded. The motion passed.

Maintenance

Leroy Pontzloff, Chairman of the Maintenance Committee, got several bids for the maintenance of the common areas and other extra services. Upon review, the contract was awarded to Ameriscape. This company does charge an additional fee for each service performed outside the contract, e.g. removing dead trees, pruning, etc.

The Association will gradually take care of the larger projects. For example, the Association is responsible for approximately 1.3 miles of the streets in the development, specifically Morgan Lane, the streets just off Stygler, shared driveways. Since these types of costs could cost from \$60,000 to \$70,000, the Association will create a reserve in order to avoid large, special assessments.

Several questions were asked: Does insurance cover a natural disaster, like a gully wash? No. What about property damage? Leroy Pontzloff replied that the Association might look into that issue. About the issue of 'clean-up' especially around the common areas where there is a great deal of undergrowth and poison ivy, homeowners need to have

Board approval. Please call Bill Hague. Greg Jackson and Derrick Dozier will work with Leroy. George Parker extolled the importance of good stewardship of the common areas and individual properties.

Gates

George Parker reported that the gates would not be activated until the Downey's home is complete. George will meet with the electric company to discuss where the boxes are placed, what lines we may have, etc. The metal gates will have reflective paint. The currently white power box will be painted green. We will need a walkway for people to go around the gates, and will we also need to accommodate wheelchairs. Derrick Dozier asked whether the gates would have timers. No. The purpose of the gates is to slow down traffic. Lisal Gorman asked whether the gates could be left open for a period of time, like for deliveries. Yes. Boyd Moehring queried whether traffic would be reduced without active gates. Hopefully.

If a resident damages the gate, should the resident pay? No real answer to that question. It was determined that overall the residents on Meadowsweet don't care about getting a gate and only one person on Pinegrove wanted a gate. If the Association does not put in gates at the Stygler Road entrance, Ridenour Development Company will give the unused money to the Association. Wayne Kelly moved and Howard Byer seconded a motion allowing the unused money from the gates to be used for additional landscaping at the Stygler Road entrance and around the gate at the west end of Morgan Lane. There was a great deal of discussion on the motion. A committee will be formed to make a recommendation for the design. The motion carried with Barry Akers voting no.

Drainage

The City of Gahanna is supposed to maintain the drainage in the specified problem areas. George Parker has some ideas to rectify these problems and will work with the City of Gahanna Street Superintendent regarding the drainage problems.

Sidewalks

Sidewalks were to be installed prior to the issuance of a certificate of occupancy. City officials issued the certificates erroneously for some lots. All homeowners have been notified of their responsibility regarding the sidewalks.

Unoccupied Lot Upkeep

Each owner of the unoccupied lots needs to take responsibility. Ameriscape is responsible for the upkeep of the common areas, and each homeowner is responsible for the upkeep of the Preservation Zones.

Election of Officers

Leroy Pontzloff moved and Rob Jacques seconded that the Board recommended positions of President (Bill Hague) and Treasurer (Carol Foerst) be unanimously adopted. The motion passed. Don Cooper was nominated for the position of Vice-President. There was no opposition. Mardine Kelly was nominated for the position of Secretary. There was no opposition. Nominations were taken from the floor for the three (3) trustee

positions. The nominees were Leroy Pontzloff, Troy Schmidt, Tom Kiser, Don Gorman and Brad Loetz. By ballot vote, Troy Schmidt, Brad Loetz, and Leroy Pontzloff became trustees of the Association.

Unfinished Old Business

There was some general discussion about the types of materials being used and the size of the homes on Pinegrove. At this time, there is no satisfactory resolution of this issue.

New Business

Bill Hague brought a resolution to the attention of the Association members. The City of Gahanna asked whether the Association would support the continuation of the plans for Creekside. The Association and, in particular Morna Smith, Greg Jackson, Don Gorman, Leroy Pontzloff, Rob Jacques, Jackie Downey and Carol Foerst, supports the development of Creekside in its current form. Bill Hague will write a letter to Council that the Association does support the development.

Cleaning up after your dog and controlling speeding within the development are items on the agenda for the next Board meeting.

Social Events

The 4th of July annual picnic will actually be held on Tuesday, July 2nd at 6:00 p.m. this year. Tables, chairs and meat are provided. Bring a dish to share, your silverware and drinks and your appetite!

The meeting was adjourned.

Laa

7-28-02