

RIDGEWOOD CREEK POA
BOD MINUTES OF MEETING
March 21, 2022



ATTENDEES:

Present: **Augie Miller, Tom Kruse, John Tritle, Brian Ashford and Rick Szevery**

After determining there to be a quorum present, the Meeting of the Board of Directors of the Ridgewood Creek Property Owner's Association was called to order at 5:35 PM by President Tom Kruse. The meeting was held at the Valparaiso Lakes Area Conservancy offices.

Meeting Minutes

1. The minutes of February 21, 2022 were read and approved as corrected.

Financial: (RS)

1. Bank account balance as of March 1, 2022 was \$26,571.

Grounds: (JT)

1. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled for a while
2. The walking path is starting to be reconstructed later in March. All the timbers are being removed and new aluminum edging is being provided in areas where the path could be washed out from rain and other precipitation. The materials are to be delivered on March 28, 2022 which includes the ag-lime and the rip rap necessary. It will be stockpiled in various locations around the subdivision.
3. Eric the Handyman has been contacted and will fix the fencing around the tennis court and paint it for less than \$1,000.00
4. Discussed tree trimming of the large tree on the south side of the pond with the poison ivy. This will be addressed. Calling Justin's Tree Service. Needs further review and better weather.
5. The old street signs will possibly be removed by Duneland Landscaping while completing the path work. This will be subject to the new street signs being installed by the county.

Old Business:

1. Bylaws and Covenants and Restriction have been converted to electronic copy and need to be reviewed by our attorney. Ongoing
2. Amendment to resolve Board positions for Garden Homes and Northridge was discussed. Linda and Augie have determined that there is no language in their bylaws that precludes an appointment to the Ridgewood Creek Board. It was unanimously approved that an amendment to our bylaws be written and will be voted upon at the next regular annual meeting. This would allow the representatives from Garden Homes and Northridge to be appointed foregoing the election. Keep in minutes for reminder for Annual Meeting. This will need an amendment written up prior to the annual meeting. Reminder.
3. It was unanimously approved to start charging the real estate closing companies \$50.00 per each letter itemizing the dues status for properties that are being sold. The bill will be sent to the closing company along with the letter. Just a reminder
4. Siding alternatives were brought to the meeting by Kyle Hauber and the vinyl covered insulation backed rigid siding was approved as an alternate to those listed in the covenants. The lap dimension approved was between 5 inches and 7 inches. Vinyl siding in general is NOT approved

as an alternate. Caleb with Terry's Discount Windows made the presentation. Left in Old Business as a reminder to present this at the annual meeting.

5. The retaining wall by Northridge Condominiums was discussed and the cost to fix or replace might be a shared expense between us and the Northridge association. Reminder

New Business:

1. The garage sale is being held on July 16, 2022
2. Letter needs to be written to the residents at 1304 Cross Creek to make them aware of the pool and fence violations.
3. The recirculating pump for the creek will be turned on April 15, 2022
4. The annual meeting should be held on August 20th or 27th. The room at the library cannot be reserved more than 90 days in advance.

Next meeting is April 18, 2022 at VLACD offices at 5:30

There being no further business, the meeting was adjourned at 6:35 PM.