

RIDGEWOOD CREEK POA
BOD MINUTES OF MEETING
August 20, 2022



ATTENDEES:

Present: **Augie Miller, Tom Kruse, Kyle Hauber, Linda Jones, Rick Szevery and John Tritle**
Absent: **Brian Ashford**

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 9:15 AM by President Tom Kruse. The meeting was held at the Valparaiso Public Library.

Meeting Minutes

1. The minutes of July 18, 2022 were read and approved.

Financial: (RS)

1. Bank account balance as of August 19, 2022 was \$14,968.05. Some people are behind on their dues and will be contacted.

Grounds: (JT)

1. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled indefinitely
2. Painting of the tennis court fence is on hold after repairs were made to the fencing. The fence is plastic coated. Eric will address after returning from surgery.

Old Business:

1. Bylaws and Covenants and Restriction have been converted to electronic copy and need to be reviewed by our attorney. Lawyer has looked them over and the amendments need to be recorded at the county. 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. Kyle will bring a sample to the annual meeting to show the membership.
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
6. The pay online feature in the website will be presented to the membership at the annual meeting for a vote

7. The subject of fines for infractions to the covenants and restrictions was discussed at length and will be brought to the membership at the annual meeting.

New Business:

1. The group site on Facebook has some posts blocked from some Board members and some other members. Kyle was advised to look into this and pursue a correction to unblock members. Kyle was advised to share the login information for the Website with a minimum of the website committee.
2. Committees need to be looked at to facilitate elections and the covenants and restrictions at a bare minimum.
3. The election and proxies were discussed. A clearer proxy form needs to be sent next year.

Next meeting is September 19, 2022 at the Valparaiso Lakes Area Conservancy office at 5:30 PM.

There being no further business, the meeting was adjourned temporarily at 9:45 AM

The meeting was reconvened at 11:45 AM with the attendance of all Board members as well as the addition of Christopher Ader as the new representative of an At-Large seat on the Board. Tom Kruse is now the Single Family representative to the Board.

The newly elected officers are:

Tom Kruse - President
Rick Szevery - Vice President
Christopher Ader - Treasurer
Kyle Hauber - Secretary

All were elected unanimously

No further business was discussed and the meeting was adjourned at 11:55 AM