

RIDGEWOOD CREEK POA
BOD MINUTES OF MEETING
April 29, 2023



ATTENDEES:

Present: **Chris Ader, Kyle Hauber, John Tritle, Tom Kruse, Rick Szevery, Linda Jones**

Absent: **Kyle Lipnicky**

Visiting: **Stephanie Hauber and Sam Heflin, Chairs of control and nominating/election committees**

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 9:10 AM by President Tom Kruse. The meeting was held at the Valparaiso Public Library.

Announcements: No new announcements, previous announcements moved to old business

Meeting Minutes

1. The minutes of March 23, 2023 were previously approved electronically and posted to the website.

Financial Committee: (Chris Ader Chairperson)

1. Bank account balance as of 4/29/23, was \$30,642.91
2. Rick Szevery will remain as a consultant to the committee with other members being Louann Robinson and Kristen Ader

Grounds Committee: (John Tritle Chairperson)

1. A budget of up to a range of between \$1,500.00 and \$2,000.00 was approved for obtaining hand tools for maintenance and plantings.
2. Curb is missing at the entrance to the path at the upper pond. Causing some erosion issues that need to be addressed. Still needs repair.
3. Chris Ader experimented with Liquid Lock and as discussed in a previous meeting.
4. Justin's Tree Service performed tree service as discussed in previous meetings.
5. The Grounds committee met via Zoom on 4/25/23. The minutes of that meeting are now posted to the website. Volunteers are George Carter, Sue Carter, Kris Albers, Cindy Burbes, Rich Burbes and Sam Heflin.

Control / Nominating Committee: (Co-Chairpersons, Stephanie Hauber and Samantha Heflin)

1. No new nominations for the At-Large Board position open for election on 4/29/23

Election Committee: Sam Heflin and Stephanie Hauber have volunteered to serve on this committee. Purpose will be to actually run the election of Board members at the Annual Meeting.

- 1, Mail in ballots and drop off ballots seem to be working.

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. 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
3. Slow down signs for children were discussed for both ends of Crosscreek Rd. In lieu of the signs, Linda is contacting the County to determine if speed humps could be provided. The county has stated that the humps cannot be installed. Update- recommended to ask again or pursue other options.
4. An annual volunteer day has been discussed and recommended. The board will work with the grounds committee to determine a date for this. his has been assigned to the Grounds Committee.
5. Annual Garage sale is July 15, 2023
6. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled indefinitely
7. Painting of the tennis court fence is on hold after repairs were made to the fencing. Tabled for now.
8. It was suggested that we consider a block party or other neighborhood social gathering. This will be an agenda item for discussion at the annual meeting where we can ask for volunteers to help.
9. It was discussed that the control committee is responsible for reviewing individual requests for building of fences and sheds, and the BOD will review such requests on a case-by-case basis. The control committee and the BOD will discuss and establish appropriate guidelines and requirements.

New Business:

1. Chris Ader, Treasurer, has requested that any and all receipts be sent to him electronically for reimbursement.
2. Chris Ader advised that the mastic adhesives applied to the path to prevent erosion are not working as advertised. He advised that he had discovered a new product that may work. HexPave. Kyle and Tom did some quick research and it was agreed that we would experiment with this repair on one of the sloping areas of the path.

The meeting was temporarily adjourned until the close of the Annual meeting at 9:52 AM

The meeting was reconvened at 11:30 AM

Rick Szevery moved to retain the Officers of the Board as currently structured. John Tritle seconded this motion. The motion was passed unanimously.

President - Tom Kruse

Vice-President – Rick Szevery

Treasurer - Chris Ader

Secretary/Webmaster – Kyle Hauber

Next meeting is May 15, 2023 at the Lakes Area Conservancy offices at 5:30 PM

There being no further business, the meeting was adjourned at 11:32 AM