

RIDGEWOOD CREEK POA
BOD MINUTES OF MEETING
May 22, 2023



ATTENDEES:

Present: **Chris Ader, Kyle Hauber, John Tritle, Tom Kruse (Phone), Rick Szevery, Linda Jones**
Absent: **Kyle Lipnicky**
Visiting: **None**

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 Vice President Rick Szevery. The meeting was held at the Valparaiso LAC Office.

Announcements: Reminder annual garage sale is July 15.

Meeting Minutes

1. The minutes of April 29, 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 \$22,911.17
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. Curb is missing at the entrance to the path at the upper pond. Causing some erosion issues that need to be addressed. County was contacted and will be contacted again.
2. The statement from Duneland Landscaping was reviewed, all services were correctly itemized.
3. Discussed tree south of tennis court that resident mentioned at annual meeting, unsure at this time if it is leaning or actually dead.
4. Grounds committee meeting is scheduled for this week with committee members.
 - a. Will discuss volunteer day, signups and need for tools.
5. Discussed replacing wood signs with metal "private property" signs.

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

1. No updates

Old Business:

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. The Grounds committee met via Zoom on 4/25/23. The minutes of that meeting are now posted to the website. The volunteers are George Carter, Sue Carter, Kris Albers, Cindy Burbes, Rich Burbes and Sam Heflin.
3. Bylaws and Covenants and Restriction have been converted to electronic copy and need to be reviewed by our attorney. The lawyer has looked them over and the amendments need to be recorded at the county. Ongoing
4. 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

5. 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.
6. An annual volunteer day has been discussed and recommended. The board will work with the grounds committee to determine a date for this. This has been assigned to the Grounds Committee.
7. Annual Garage sale is July 15, 2023
8. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled indefinitely
9. Painting of the tennis court fence is on hold after repairs were made to the fencing. Tabled for now.
10. 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.
11. 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.
12. Chris Ader, Treasurer, has requested that any and all receipts be sent to him electronically for reimbursement.
13. 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.

New Business:

1. Block party plans will continue and be communicated.
2. The original wood fence near pond drain on SW corner needs repair or replacement.
3. Main entrance needs maintenance, including stain and paint. It is thought to be oil-based stain.
 - a. Board members are contacting pro painters for quotes.
4. Discussed street sweeping, possible rental of equipment.

Next meeting is June 19, 2023 at the Lakes Area Conservancy offices at 5:30 PM

There being no further business, the meeting was adjourned at 6:15 PM.