

Ridgewood Creek POA
Board of Directors Meeting Minutes
Date: June 16, 2025

Attendees:

- Board Members Present: Rick Szevery, Kyle Hauber, Chris Ader, Darren Demaree, Angela Christner, Jason Heflin
- Board Member Absent: Linda Jones
- Control Committee Present: Stephanie Hauber, Samantha Heflin

Approval of Minutes

- The minutes from May 19, 2025 were approved

After determining there to be quorum present, the Meeting of the Board of Directors of the Ridgewood Creek Property Owner's Association was called to order at 07:04 PM by President Rick Szevery. The meeting was held via Zoom.

Financial Committee: (Chris Ader)

- Checking account balance: \$37,735.76
- Republic rates have gone up. Dues will have to be raised to cover the increase. Will discuss when and by how much at a later date.
- Need to add Kyle to checking account and remove Tom & Jon off of the list at the bank. Debit card has been ordered.
- Leaf pick up reimbursement for condos \$1386.
- Rick and Chris to meet to get the amount to cover the short fall due to trash rates going up. Vote will be taken on how to recover the amount needed to cover the short fall.

Grounds Committee: (Darren Demaree)

- Southwest corner of the pond has been repaired. Looking to possibly raise over flow (6-7 inches) also considered trenching bullseye Lake to raise our pond.
- Pond committee met to discuss pond algae (Considering ideas of fish and aquatic friendly plants)
- Looking in to adding Aquashade to the pond. (This helps to reflect the sunlight and help with algae) Cost 60-70 dollars a gallon. Would need a couple for our application.
- Discussed one time pond treatment.

Control Committee: (Stephanie Hauber & Samantha Heflin)

- June Garage Sale went well, discussed changing the date of the 2026 Neighborhood Garage Sale to June or adding an additional June date.
- Complaint about parking near the tennis courts. Linda to look into what the rules are pertaining personal use / Tennis court use
- Complaint about a neighbor's yard appearance has been addressed

Old Business:

- Bylaws & Covenants to be approved by board & filed with County
- Basketball Court revitalization has begun, waiting on underlayment to come in.
- Greenbelt aquatic friendly wildflowers (Pond committee)
- Garage sale scheduled for July 12, 2025
- Fallen branches piled along the trail need to be addressed
- Previous sign company has gone silent. Looking for a new company for quotes on new sign for condos

New Business:

- Looking in to buying Aquashade to help with pond algae and possible one time treatment.
- Volunteer beautification date: July 19th, 2025 at 9 a.m.
- Ridgewood Creek water spicket behind condo garages leaking has been repaired
- Linda will call county about the pothole by Northridge Condo entrance.
- Discussed finishing the path in sections and which ones take priority. (\$77000 dollars for entire path)

Meeting was adjourned at 8:15 p.m.