



Ridgewood Creek POA

Board of Directors Meeting Minutes

November 18, 2024

ATTENDEES:

Present: Kyle Hauber, Tom Kruse, Rick Szevery, Linda Jones, Chris Ader, and Angela Christner

Absent: John Tritle

Visiting: Stephanie Hauber, Denise Lipka

The meeting of the Board of Directors of the Ridgewood Creek Property Owners' Association was called to order at 5:32 PM by President Tom Kruse, with a quorum present. The meeting was held via Zoom.

Minutes: The minutes were previously approved.

Announcements:

1. The gates at the lift station need to be repaired.
2. Kyle will provide a proposal to have the entire walking path paved.

Financial Committee: (Chris Ader, Chairperson)

1. The checking account balance as of 11/18/2024 was \$22,711.04.
2. The CD has been cashed, and the funds are reflected in the checking account balance above.
3. The costs of the tennis court renovation and the bridge tread replacement have been paid.
4. Three members are late with their dues, and follow-up calls are being made. Letters will be sent to the delinquent account owners as well.

Grounds Committee: (John Tritle, Chairperson)

1. Streets were swept in November.

2. Kyle added four bags of concrete to the drain. The pond level seems to be holding where it should be.
3. Some bushes were trimmed by George Carter near his house and the pond.
4. The treads on the bridge have been replaced.
5. The ecosystems of the pond will be discussed with Linda from Northridge.
6. Leaf pickup is scheduled for November 25 and December 9.

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

1. Letters regarding vehicles parked in the street have been sent, as well as another letter to the resident on Cross Creek who is neglecting his backyard.

Old Business:

1. Bylaws and Covenants and Restrictions have been converted to electronic copies and need to be reviewed by our attorney. The lawyer has reviewed them, and the amendments need to be recorded with the county. Amendments regarding updates and changes need to be submitted to the county. This is ongoing, and Tom will provide an update.
2. Stephanie Hauber will update and consolidate the Google Drive with current information.
3. The amendment to the covenants and restrictions to prohibit the rental of single-family homes has passed with over the 51% margin required by the bylaws. It is now part of our bylaws.
4. The basketball court revitalization will follow the completion of the tennis/pickleball court. A motion was passed to spend \$6,500.00 to have this completed. This will be done in the spring.
5. The proposed greenbelt around the perimeter of the pond has been approved. The greenbelt will extend, at a minimum, from the walking path down to the water on the south and west sides of the pond.
6. Rick advised that the lights on either side of the entrance were not working. The lighting company we use to maintain these has been contacted.

New Business:

1. Stephanie will produce and send out the annual letters in January, along with payment coupons. The letter will also include a notification that the rental of homes is prohibited.
2. The home on Chimney Hill Ct, which was previously an Airbnb, has ceased that practice and is now up for sale.
3. Kyle advised that asphalt work will commence on November 22, 2024.

The January meeting is scheduled for January 20, 2025, at 5:30 PM and will be held via Zoom.

There being no further business, the meeting was adjourned at 6:19 PM.