

RIDGEWOOD CREEK POA
BOD MINUTES OF MEETING
September 18, 2023



ATTENDEES:

Present: **John Tritle, Rick Szevery, Linda Jones, Chris Ader, Tom Kruse (phone), and Kristen Stokes**

Absent: **Kyle Hauber**

Visiting: **Sam Hefflin and Stephanie Hauber**

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 5:34 PM by VP Rick Szevery. Location of meeting at the Hauber residence on Chimney Hill Drive.

Announcements: Reported that homeless people were found in tents east of the tennis court, and there was an incident involving homeless people and police in the neighborhood to the north.

Meeting Minutes

1. The minutes of August 21, 2023, were approved electronically and will be posted to the website.

Financial Committee: (Chris Ader Chairperson)

1. Bank account balance as of 9/18/23, was \$21,532.93
2. Responses to late letters have been coming in.
3. Summary of outstanding residents will be presented at the October meeting.

Grounds Committee: (John Tritle Chairperson)

1. Curb is missing and John is having conversations with the County Highway Department personnel.
2. Treads will be replaced on the bridge over the creek with standard dimensioned treated lumber, estimated cost is \$1,000 material, labor will be volunteers.
3. The bridge by the drain has been repaired, new wood needs painting.
4. The new chipper has been successfully used and is available for projects.
5. Cindy Burbes will plant bulbs in the fall.
6. Aquatic Weed control will spray the cattails this year.

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

1. Reviewed a proposal for a fence on Chimney Hill Court. Black aluminum fencing that is 4' high is recommended to be the standard, control committee will work with the resident to secure neighbor approval and layout. Final plans will be presented to the board at the October meeting for vote.
2. Committee has produced a welcome packet for new residents, including all pertinent information. Everyone agreed is looked great and was complete. Stephanie offered to deliver the packet to the new neighbors on Cross Creek Drive.

Old Business:

1. Bylaws and Covenants and Restriction have been converted to electronic copies 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
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. 6-19-23, the county police are going to provide a speed indicator sign to hopefully slow traffic on Cross Creek Rd. Linda is still working on this.
4. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled indefinitely.
5. Painting of the tennis court fence is on hold after repairs were made to the fencing. Tabled for now.
6. 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.
7. Chris Ader, Treasurer, has requested that all receipts be sent to him electronically for reimbursement.
8. Samples of Hex Pave are in hand and will be tested.
9. Advised by the county that they sweep our streets once a year. Investigating if we can reschedule that.
10. A new net for the tennis court will be purchased and installed. Kyle will purchase it in spring.
11. Two places are currently for sale in the Garden Homes
12. Combined meetings of all 3 Boards scheduled for October 16, board members are invited from Garden and Condos. The joint meeting to start at 6:00.

New Business:

1. Linda brought up the tree eating vines along Bullseye Lake that are consuming the trees.
2. The garden Homes and Northridge are getting their monthly trash bills and landscaping bills together to determine if we can roll everyone in together. Single family contract is due in November and we are considering combined accounts to save costs.
3. Discussed renting of street sweeper- Cost is ~\$2,000.
4. The speed limit sign was delivered, Linda is contacting to move to better spot.
5. Discussed solar powered speed limit signs, cost estimates are \$3000
6. The basketball nets need to be replaced, Kyle will purchase and install.
7. Discussed painting pickle ball lines on tennis court.

Next meeting is October 16, 2023, at the Lakes Area Conservancy offices at 5:30 PM

There being no further business, the meeting was adjourned at 6:31 PM.