

RIDGEWOOD CREEK POA
BOD MINUTES OF MEETING
March 23, 2023



ATTENDEES:

Present: **Chris Ader, Kyle Hauber, John Tritle, Tom Kruse(phone), Rick Szevery, Linda Jones(phone)**
Absent: **Kyle Lipnicky**
Visiting: **Sam Heflin, Co-chairperson of control and nominating 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 5:40PM by Vice President Rick Szevery. The meeting was held at the LAC office.

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

Meeting Minutes

1. The minutes of January 16, 2023 were read and approved. See note in new business for process going forward regarding approval.

Financial Committee: (Chris Ader Chairperson)

1. Bank account balance as of 3/23/23, was \$18,585.78
2. Annual taxes were prepared and submitted, no issues
3. Website host fees will paid, bill was received.
4. 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. Duneland Landscaping has been retained for 2023.
2. Discussed using volunteers to perform the smaller tasks.
3. Curb is missing at the entrance to the path at the upper pond. Causing some erosion issues that need to be addressed.
4. Chris Ader experimented with Liquid Lock and as discussed in a previous meeting. He purchased a small amount to see if it will help prevent path wash out and plans to apply more in some areas when weather cooperates.
5. Justin's Tree Service performed tree service as discussed in previous meetings.
6. The Grounds committee will meet before the next Board meeting. Other volunteers are George Carter, Kris Albers, Cindy Burbes, and Sam Heflin.

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

1. The Control Committee will be responsible for fielding questions about the covenants and restrictions and making recommendations to the board concerning these.
2. The Control Committee has examples of other local POAs structure and fines for consideration.
3. Nominations will be sought by the committee for anyone interested in running for election to the Board of Directors. There were no nominations known at this time.
4. The committee will meet to address the issues addressed above. The committee is comprised of the Co-Chairs and Rachel Evans.

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.

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. Update, this is a work in progress and will discuss at the annual meeting.
5. Annual letter has been sent along with dues notifications. Dates of Note: Annual Meeting is April 29, 2023. Library must be reserved for this date. 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.

New Business:

1. 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.
2. Made a motion to approve meeting minutes within a few days of each meeting ad shall be via email and majority vote. Once electronically approved, the minutes will be posted to the website. This will address the feedback that meeting minutes are not available on the website soon enough. The vote was approved unanimously.
3. 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.
4. Made a motion to establish mailed ballots for BOD elections. The election committee will prepare a letter and ballots for mailing to membership. It was noted that nominations from the floor during the annual meeting should be maintained due to the language in the bylaws. The vote was approved unanimously.

Next meeting is April 29, 2023 at the Valparaiso Public Library at 9:00 AM.
The annual meeting will commence at 10:00AM

There being no further business, the meeting was adjourned at 7:03 PM.

