

RIDGEWOOD CREEK POA  
BOD MINUTES OF MEETING  
July 18, 2022



**ATTENDEES:**

Present: **Augie Miller, Tom Kruse, Kyle Hauber, Linda Jones and Brian Ashford. Rick Szevery via telephone**  
Absent: **John Tritle**

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 5:45 PM by President Tom Kruse. The meeting was held at the Valparaiso Lakes Area Conservancy offices.

**Meeting Minutes**

1. The minutes of June 19, 2022 were read and approved.

**Financial: (RS)**

1. Bank account balance as of July 18, 2022 was \$7,988.62. Brian Ashford had checks for deposit in the sum of \$6,541.00 which would bring the account balance to \$14,529.62

**Grounds: (JT)**

1. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled indefinitely
2. Painting of the tennis court fence is on hold after repairs were made to the fencing. The fence is plastic coated. Eric will address after returning from surgery.
3. Discussed tree trimming of the large tree on the south side of the pond with the poison ivy. This will be addressed. Other trees along the west side of the path were discussed as needing trimming as well. Calling Justin's Tree Service. Needs further review and better weather

**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. Amendment to resolve Board positions for Garden Homes and Northridge was discussed. Linda and Augie have determined that there is no language in their bylaws that precludes an appointment to the Ridgewood Creek Board. It was unanimously approved that an amendment to our bylaws be written and will be voted upon at the next regular annual meeting. This would allow the representatives from Garden Homes and Northridge to be appointed foregoing the election. Keep in minutes for reminder for Annual Meeting. This will need an amendment written up prior to the annual meeting. Reminder.
3. It was unanimously approved to start charging the real estate closing companies \$50.00 per each letter itemizing the dues status for properties that are being sold. The bill will be sent to the closing company along with the letter. Just a reminder
4. Siding alternatives were brought to the meeting by Kyle Hauber and the vinyl covered insulation backed rigid siding was approved as an alternate to those listed in the covenants. The lap dimension approved was between 5 inches and 7 inches. Vinyl siding in general is NOT approved as an alternate. Caleb with Terry's Discount Windows made the presentation. Left in Old Business as a reminder to present this at the annual meeting. Kyle will bring a sample to the annual meeting to show the membership.

5. 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
6. The annual meeting will be held on August 20<sup>th</sup> at 10:00 at the Valparaiso Public Library.
7. Website is up and running. It is still in its infancy as more things are added and remodeled. The Committee is reviewing things.
8. The pay online feature in the website will be presented to the membership at the annual meeting for a vote
9. The subject of fines for infractions to the covenants and restrictions was discussed at length and will be brought to the membership at the annual meeting.
10. The board approved \$800.00 for the purchase of 4 poop bag stations for people to use to clean up after their pets.

**New Business:**

1. The issues with 1304 Cross Creek Rd have been brought to a head. The owner was presented, in person, with the same letter and copies of the covenants with highlighted mark-ups of the violations. The above ground swimming pool is in violation of the covenants as well as the various swings and playground equipment that are tied to the front yard trees. The fence screen has also never been submitted for review or approved. Our lawyer is getting involved.
2. Tom needs to get Realtor info to Kyle for the website. Rick will explore to verbiage advising of the fee. Should be complete
3. Elections for the two open positions were discussed at length. It was resolved to have 2 elections with all four candidates seeking election of each of the ballots. The election for the "At Large" position will be open to all members of the HOA while the "Single Family" election will be open only to the single family home owners.

Next meeting is August 20, 2022 at the Valparaiso Public Library at 9:00 AM

There being no further business, the meeting was adjourned at 6:24 PM.