

RIDGEWOOD CREEK POA  
BOD MINUTES OF MEETING  
April 18, 2022



ATTENDEES:

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

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 5:40 PM by President Tom Kruse. The meeting was held at the Valparaiso Lakes Area Conservancy offices.

**Meeting Minutes**

1. The minutes of March 21, 2022 were read and approved as corrected.

**Financial: (RS)**

1. Bank account balance as of April 18, 2022 was \$11,001.03.

**Grounds: (JT)**

1. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled for a while
2. Eric the Handyman is repairing the fencing around the tennis court. Painting will start after it is determined how to paint it and with what type of paint. The fence is plastic coated.
3. Discussed tree trimming of the large tree on the south side of the pond with the poison ivy. This will be addressed. Calling Justin's Tree Service. Needs further review and better weather.
4. The old street signs will possibly be removed by Duneland Landscaping while completing the path work. This will be subject to the new street signs being installed by the county. Still waiting on the county

**Old Business:**

1. Bylaws and Covenants and Restriction have been converted to electronic copy and need to be reviewed by our attorney. Ongoing Lawyer needs to review.
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.
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. Letter needs to be written to the residents at 1304 Cross Creek to make them aware of the pool and fence violations.
7. The annual meeting should be held on August 20th or 27<sup>th</sup>. The room at the library cannot be reserved more than 90 days in advance
8. Garage Sale is July 16, 2022. reminder

**New Business:**

1. The recirculating pump for the creek has been turned on and is running in good operating order.
2. The new website is now up and running. [Ridgewoodcreek.org](http://Ridgewoodcreek.org). Many ideas and discussions were brought forth. A committee of Kyle Hauber, Brian Ashford and John Tritle will meet and discuss the design and content of the site.
3. Post Cards will be sent to the general membership advising the of the new website and some of the features.

Next meeting is May 16, 2022 at VLACD offices at 5:30

There being no further business, the meeting was adjourned at 6:50 PM.