

RIDGEWOOD CREEK POA  
BOD MINUTES OF MEETING  
January 16, 2023



**ATTENDEES:**

Present: **Chris Ader, Kyle Hauber, John Tritle, Tom Kruse, Rick Szevery, Kyle Lipnicky**  
Absent: **Linda Jones**

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 5:48 PM by President Tom Kruse. The meeting was held at the LAC office.

**Announcements:**

1. The Board welcomed Kyle Lipnicky who is the incoming member appointed by the Northridge Condominium Board. He is the replacement for Auggie Miller who retired in December
2. The Board taking into consideration the issues present at the 2022 annual meeting with regards to trying to elect Board members from two different property ownership groups at the same meeting discussed the issue at length. A motion was made and seconded to extend the current term of Board member Chis Ader to a 4 year term in lieu of the normal 3 year term. This would allow elections in following years to be for 2 At-Large members in consecutive years and the election of the Single Family member to be elected singularly in the 3<sup>rd</sup> year of the election process. The motion was passed unanimously.

**Meeting Minutes**

1. The minutes of November 24, 2022 were read and approved.

**Financial Committee: (Chris Ader Chairperson)**

1. Bank account balance as of December 31, 2022, was \$6,651.74.
2. The Financial Committee will meet to discuss details of the books and the transfer of the documents to Treasurer Ader. Hopefully more volunteers to this committee will be forthcoming from the distribution of the annual letters. 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. 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. Tabled for now.
3. Curb is missing at the entrance to the path at the upper pond. Causing some erosion issues that need to be addressed. Chris Ader suggested we try Liquid Lock and as discussed in a previous meeting, it was agreed upon to purchase some of it at a cost of roughly \$157.50 for a 5 gallon bucket and self-apply it where it might help our path.
4. Justins Tree Service is preliminarily scheduled to remove some trees in question on January 31, 2023.
5. The Grounds committee will meet before the next Board meeting and hopefully will have more volunteers. The only current member is Kris Albers.

### **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. The Control Committee will also be in charge of investigating the possibility of a system of fines for violations to said covenants and restrictions. Nominations will be sought by the committee for anyone interested in running for election to the Board of Directors.
2. The committee will meet to address the issues addressed above. The committee is comprised of the Chairs and Rachel Evans. More volunteers hopefully will be forthcoming.

**Election Committee:** This committee has not yet been formed. Its 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.
4. An annual volunteer day has been discussed and recommended. The board will work with the grounds committee to determine a date for this.
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

### **New Business:**

1. John Tritle brought up keeping Duneland Landscaping for at least another year going forward. A motion and second were received to proceed in this fashion and after discussion it was determined that this would allow us to maintain a more cohesive relationship and get work done in a more expeditious manner. The motion passed unanimously.

Next meeting is February 20, 2023 at the Valparaiso Lakes Area Conservancy office at 5:30 PM.

There being no further business, the meeting was adjourned at 6:32 PM.