

RIDGEWOOD CREEK POA
BOD MINUTES OF MEETING
January 17, 2022



ATTENDEES:

Present: **Augie Miller, Rick Szevery, Kyle Hauber and 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 5:30 PM by Vice-President Rick Szevery. The meeting was held at the Valparaiso Lakes Area Conservancy offices.

Meeting Minutes

1. The minutes of November 16, 2021 were read and approved.

Financial: (RS)

1. Bank account balance as of December 31, 2021 was between \$7,345.00.

Grounds: (JT)

1. The connection from Bullseye Lake to our upper pond still needs to be addressed. Tabled for a while
2. The walking path is in critical condition. We have a quote to get the Ag-lime was pre-purchased for \$11,770.00 which was approved. It was determined that we need this done before the weather gets bad. Although there are other issues with the path getting it covered in ag-lime in the area from the upper pond to the tennis courts is paramount.
3. Leaf Pick Up will be November 22nd and December 13th

Old Business:

1. Bylaws and Covenants and Restriction have been converted to electronic copy and have been proofed by Stephanie Hauber. Stephanie has been paid 80 dollars for her time and materials. Corrections given to John Tritle. Upon completion all Board members will have an electronic copy. John is reviewing the corrections etc. 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.
3. The painting of the tennis court fence will be done by Eric the Handyman. Rick will advise Eric to get started painting it dark green.
4. Augie also discussed tree trimming of the large tree on the south side of the pond. This will be addressed. Calling Justin's Tree Service. Needs further review and better weather.
5. John brought up some minor tree trimming of branches that will be done on the Lawhead property. Some of the work is our responsibility and it should be in the neighborhood of 200 dollars. John to advise if this work has been done.
6. Discussions took place about the feasibility of having one landscaper work for the entire Ridgewood Creek Area. Some accounting nightmares may occur. Not viable and will be removed from minutes for next meeting.
7. Dues increase of 10 dollars a month was approved unanimously by the Board. Dues shall now be \$45.00 per month. Kept another month for reminder

8. 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.

New Business

1. 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' and 7". Vinyl siding in general is NOT approved as an alternate. Caleb with Terry's Discount Windows made the presentation
2. We will need to remove the old street signs as the county will only put in the new ones.
3. 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.
4. Cat Tails around pond were discussed.

Next meeting is February 21, 2022 at VLACD offices at 5:30

There being no further business, the meeting was adjourned at 6:30 PM.