

RIDGEWOOD CREEK POA  
BOD MINUTES OF MEETING  
October 24, 2022



**ATTENDEES:**

Present: **Augie Miller, Chris Ader, Kyle Hauber, Linda Jones, Tom Kruse, Rick Szevery 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 5:42 PM by President Tom Kruse. The meeting was held at the LAC office.

**Meeting Minutes**

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

**Financial: (RS)**

1. Bank account balance as of October 21, 2022, was \$12,621.67.

**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. Tabled for now.
3. The recirculating pump for the pond was turned off for the season on October 20, 2022.
4. Mike Lawhead had trees removed that were split on neighborhood property, we agreed to pay a portion of the service, estimated cost of \$700 was actually \$800.
5. Neighborhood plans to purchase a cordless pole saw so we can do lighter tree trimming ourselves rather than hire services. Estimated cost is under \$600.
6. Leaf pickup dates are scheduled for November 21 and December 5. Garden Homes are included in this pick-up.
7. One poop bag station has been installed.

**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. The subject of fines for infractions to the covenants and restrictions was discussed at length and responsibility has been assigned to the new Control Committee.

**New Business:**

1. Committees need to be looked at to facilitate elections and the covenants and restrictions at a bare minimum. A Control Committee needs to be started with a minimum of 3 members. This committee would have responsibility to review and make recommendations to the Board for issues that may be in conflict with the Covenants and Restrictions. They would also be in charge of reviewing a potential fine structure. Samantha Heflin has expressed interest in volunteering services and may be a good fit to Chair this committee.

2. A second committee needs to started to obtain nominations for the Board of Directors and oversee the election process.
3. Tom is calling the leasing company to learn about the tenants in question.
4. 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.
5. Justin's tree service will be contracted to remove trees previously discussed after January of 2023.
6. John will contact Duneland Landscaping to suggest periodic cleanup of the common areas.

Next meeting is November 21, 2022 at the Valparaiso Lakes Area Conservancy office at 5:30 PM.

There being no further business, the meeting was adjourned at 6:25 PM.