

RIDGEWOOD CREEK POA  
BOD MINUTES OF MEETING  
November 21, 2022



**ATTENDEES:**

Present: **Augie Miller, Chris Ader, Kyle Hauber, Linda Jones, Tom Kruse, Rick Szevery**  
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 5:37 PM by President Tom Kruse. The meeting was held at the LAC office.

**Meeting Minutes**

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

**Financial: (RS)**

1. Bank account balance as of November 21, 2022, was \$10,288.31.

**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. Last leaf pickup date is December 5. Garden Homes are included in this pick-up.
4. Curb is missing at the entrance to the path at the upper pond. Causing some erosion issues that need to be addressed.

**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.
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.

**New Business:**

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. Samantha Heflin and Stephanie Hauber will chair this committee.
2. A finance committee is being established with Chris Ader as the Chairman and Rick Szevery as a consultant. Louann Robinson and Kristen Ader have volunteered to serve on the committee.

3. A Grounds committee has been established with John Tritle as the chairman. Chris Albers has volunteered to serve on this committee.
4. An election committee needs to be established outside the Board to obtain nominations for board positions that are open for election each year. This committee should also be in charge of said elections.
5. An annual volunteer day has been discussed and recommended. The board will work with the grounds committee to determine a date for this.
6. Chis Ader brought information to the Board concerning a product called Liquid Lock that would help retain the Ag-Lime pat from eroding away in certain areas. Cost was \$157.50 for a 5 gallon container. It was agreed upon that we would give this a try with self application.
7. Annual letter is being organized for mailing. Dates of Note: Annual Meeting is April 29, 2023. Library must be reserved for this date. Annual Garage sale is July 15, 2023

Next meeting is January 16, 2022 at the Valparaiso Lakes Area Conservancy office at 5:30 PM.

There being no further business, the meeting was adjourned at 6:22 PM.