



Ridgewood Creek POA

Board of Directors Meeting Minutes

January 20, 2025

ATTENDEES:

BOD Present: Kyle Hauber, Rick Szevery, Linda Jones, Chris Ader, and John Tritle

Absent: Tom Kruse, Angela Christner

Control Committee Present: Stephanie Hauber

Absent: Samantha Heflin

The meeting of the Board of Directors of the Ridgewood Creek Property Owners' Association was called to order at 5:34 PM by Vice-President Rick Szevery, with a quorum present. The meeting was held via Zoom.

Minutes: The November 16, 2024, minutes were previously approved.

Announcements:

1. There was no board meeting in December.
2. Annual letters and payment coupons will be mailed out.
3. Remember, it is a violation of County Code to park your car on the streets if there is a snowfall of 2" or more, until the streets have been plowed.

Financial Committee: (Chris Ader, Chairperson)

1. The checking account balance as of 01/20/2025 was \$11,259.97.
2. All dues were received in the fiscal year of 2024.
3. The tax business entity form will be sent out to our CPA, Don Harvey, for 2024.

Grounds Committee: (John Tritle, Chairperson)

1. Contact the County to see if we can have our streets swept in the spring.
2. Kyle added four bags of concrete to the drain. The pond level seems to be holding where it should be.
3. The ecosystem of the pond will be discussed with Lindsay from Northridge. This will be an ongoing project.

4. Some brush trimming by the west entrance trail, on both the east and west sides, needs to be completed.

Control / Nominating Committee: (Co-Chairpersons: Stephanie Hauber and Samantha Heflin)

1. Letters regarding vehicles parked on the street for an excessive amount of time and during snowfall will be sent.
2. A welcome packet has been mailed to our new resident on Meadow Lake.
3. Annual letters, including payment coupons and other neighborhood information, will be mailed out.

Old Business:

1. The Bylaws and Covenants and Restrictions have been converted to electronic copies and need to be reviewed by our attorney. The lawyer has reviewed them, and the amendments need to be recorded with the county. Amendments regarding updates and changes need to be submitted to the county. This is ongoing, and Tom will provide an update.
2. The amendment to the covenants and restrictions to prohibit the rental of single-family homes has passed with over the 51% margin required by the bylaws. It is now part of our bylaws. The home on Chimney Hill Ct, which was previously an Airbnb, has ceased that practice and is now up for sale and under contract.
3. The basketball court revitalization motion was passed and will begin in the spring.
4. The proposed greenbelt around the perimeter of the pond has been approved. The greenbelt will extend, at a minimum, from the walking path down to the water on the south and west sides of the pond.
5. Rick advised that the lights on either side of the entrance were not working. The lighting company we use to maintain these has been contacted.

New Business:

1. Stephanie will produce and send out the annual letters in January, along with payment coupons. The letter will also include a notification that the rental of homes is prohibited.
2. Add a second bench at the basketball court.

3. The Annual Meeting is tentatively scheduled for April at the Valparaiso Public Library Conference Room. The room will need to be reserved.
4. Tom Kruse's position on the BOD (Single Family Homes Member) will be offered up for nominations and finalized at the annual meeting. If you are interested in running for this position, please reach out to us via email (ridgewoodcreek01@gmail.com) or our website (ridgewoodcreek.org).
5. We are pursuing the purchase of a pop-up canopy to have for our annual block party.

Meeting Adjourned:

The January meeting is scheduled for February 17, 2025, at 5:30 PM and will be held via Zoom. There being no further business, the meeting was adjourned at 6:09 PM.