



Ridgewood Creek POA

Board of Directors Meeting Minutes

Date: November 11, 2025

Attendees:

- Board Members Present: Rick Szevery, Kyle Hauber, Chris Ader, Darren Demaree, Angela Christner, Jason Heflin, Linda Jones
- Control Committee Present: Stephanie Hauber and Samantha Heflin

Approval of Minutes

- The minutes from October 20, 2025 were approved

After determining there to be quorum present, the Meeting of the Board of Directors of the Ridgewood Creek Property Owner's Association was called to order at 07:00PM by President Rick Szevery. The meeting was held via Zoom.

Financial Committee: (Chris Ader)

- Checking account balance: \$14,747.26
- Republic rates have gone up. All single family house hold's need to pay a special assessment of \$108.00 by the end of the year of 2025 to get back into the black.
- About half of the neighbors have paid, and thank you.
- Fourth quarter dues coming in (Thank you) Few neighbors behind on dues reminder letters to be sent out.
- Single family homes and the deluxe town homes will have an increase of \$3.33 per month increase in dues to cover the trash rate increase for 2026. Voted by the board
- To cover the future costs / repairs of the pond in 2026 and misc. projects the board voted to increase dues for the Single family homes and Deluxe town homes \$5.00 per month, and the condos and garden homes \$2.50 a month.

Grounds Committee: (Darren Demaree)

- The results of the inspection done on the south west corner of the pond was not good. There are 3 breaks and the estimate to repair and move the drain to another location is near \$20,000.00. Another option to patch the breaks with a liner would be hopefully cheaper but wouldn't last as long.
- One leaf pick up was done, the next one is December 1, 2025 (weather permitting)

- The north side of the trail was paved to preserve the investments of the tennis and basketball courts. The cost was 14,500 dollars. (Paid)
- Pond pump to be shut off for the season soon. Shooting for 11-30-2025

Control Committee: (Stephanie Hauber, Samantha Heflin)

- Letters sent out for neighbors late on dues
- There will be two at large positions coming up for re-election come our annual meeting in April

Old Business:

- Greenbelt aquatic friendly wildflowers (Pond Committee) Well be placed on hold till the Leak and the south west corner is repaired.
- Bylaws and Covenants
- The board voted to have a special assessment of an additional \$108 dollars for single family homeowners to help cover the shortfall caused by rising service costs for trash services to be paid by the end of the year of 2025
- Voted unanimously on spending \$14300 dollars on the north side of the pond to preserve the investment of the new tennis and basketball courts. (paid and completed)

New Business

- To cover the future costs / repairs of the pond in 2026 and misc. projects the board voted to increase dues for single family homes and deluxe town homes \$5.00 per month and garden homes and condos \$2.50 per month
- The board also voted to raise dues an additional \$3.83 per month the cover the trash increase for 2026 for single family homes and deluxe town homes.

Meeting was adjourned at 8:20p.m.