**Minutes of Annual Meeting**

The Ridgegate Homeowners Association annual meeting was held at Davanni’s on March 22nd, 2016. The following items were discussed:

* Annual dues were set at $115 per homeowner for calendar year 2016.
* Total revenue in 2015 was $13,880. Expenses were $17,318 (lawn care, tree trimming/removal, bookkeeping, insurance & bonding, depreciation, etc.).
* A debt recovery company was hired to recover delinquent dues on the properties with liens placed against them. We thank you in advance for your prompt payment of 2016 dues.
* The board conducted a spring walk-thru on Saturday, April 16th to determine the condition of lawns (including leaf fall), trees and bike paths and the common area in general. Participants will meet at the bike path crossing in the central commons. We do not anticipate any additional work needed this year other than lawn service. Several sections of path repair/replacement and some tree trimming was performed last year - where needed.
* Board elections produced few changes. No individuals came forward to volunteer for officer positions, so current officers were re-elected for the following board positions: President, Vice President and Secretary. Kelly Hudick resigned as Treasurer to take on a new role for the board. Several additional members–at-large have been added. See following page for list. All board members serve on a volunteer basis.
* Dave Blommer, our bookkeeper for many years and a board member for many more before (going back before 1992), has retired from that position and will be replaced by Kelly Hudick on a one-year trial basis. Because this is a paid position, Kelly resigned her board position. Bookkeeper rates will increase from $15 to $25 per hour, but some activities involving bookkeeper work should take less time. So we expect to see little overall cost change.
* The treasurer position is now currently vacant and we are seeking a willing homeowner to fill this position as soon as possible. The treasurer reviews monthly financial statements, bank records and assists the bookkeeper with monthly bill verification and check signing (two signatures are required). They also attend board meetings. We are also seeking a replacement for President and Vice President. Lonnie and Jane have donated their time since 1998 and were hoping to step down. They have graciously offered to serve one more year until replacements are found. Because there is no active treasurer, other board members will now have to step in to assist in covering treasurer duties. Time commitment to serve is minimal, usually amounting to only several hours per month. Please contact any board member if you are interested in any of these positions.
* The board discussed the possible need for hiring an association management firm if there is not enough interest to fill required board officer positions. This would likely result in yearly special assessments in addition to the regular maintenance dues. Please consider volunteering and sharing the responsibility for caring for our neighborhood. No one knows our needs better than ourselves and no one has a more vested interest.
* Please contact Nancy if you would like to help coordinate Woodbury Night to Unite on **Tuesday, August 2nd**. It will be potluck style. Bring a favorite dish to share. Refreshments and hotdogs/hamburgers will be provided. It will be held at the block of 7533 Springbrook Plaza. Members of the Woodbury Public Safety Team will be invited. It’s a great way to meet your neighbors!
* The Board voted to open a new checking account at Bremer Bank, transfer the Association’s funds from Wells Fargo to Bremer Bank, and close the Wells Fargo account. This will save on monthly fees and will be more convenient for the bookkeeper. The current officers and bookkeeper will be signers on the new checking account and all checks require two signatures.
* The Board approved creating a Ridgegate website. It will be a Wordpress site and cost will be under $100/year. The plan for the site is for it to house current association financial info, the subdivision plat map, new member welcome notices, newsletters, board meeting notes, directory/contact info, instructions for realtors/title companies, and more.

**POST-MEETING UPDATE: The website has been created! Visit us at:** [**http://www.RidgegateHOA.com**](http://www.RidgegateHOA.com)

**Ridgegate Homeowners Association Directory**

**Officers**

President, Lonnie Bjorgan, 651-735-7748, [melanie.bjorgan@gmail.com](mailto:melanie.bjorgan@gmail.com), or [lonnie.bjorgan@amecfw.com](mailto:lonnie.bjorgan@amecfw.com)

Vice President, Jane Halbert, 651-208-4681, [halbertdesign@comcast.net](mailto:halbertdesign@comcast.net)

Treasurer, **VACANT**

Secretary, Nancy Brezina, [nancybrezina@yahoo.com](mailto:nancybrezina@yahoo.com)

**Board Members at Large:**

Joanna Edlund, [jle4198@hotmail.com](mailto:jle4198@hotmail.com)

Lisa Barret, [Lab225@hotmail.com](mailto:Lab225@hotmail.com)

Solomon Woldeamlak, [soltuccu@yahoo.com](mailto:soltuccu@yahoo.com)

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**Bookkeeper**

Kelly Hudick, 612-382-6402, [khudick@hotmail.com](mailto:khudick@hotmail.com)

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**Facebook**: “Ridgegate Homeowners Association (Woodbury, MN)”