



Ridgegate Homeowners Association

PO Box 25191, Woodbury, MN 55125

RidgegateHOA.com

Minutes of Annual Meeting

The Ridgegate Homeowners Association annual meeting was held at Davanni's on April 19, 2018. The following items were discussed:

- Annual dues were set at **\$126 per home** for calendar year 2018. An invoice is enclosed. Late fees will be charged monthly if not paid in full within 60 days. We thank you in advance for your prompt payment.
- Total revenue in 2017 was \$16,017. Expenses were \$8625 (lawn care, tree trimming/removal, bookkeeping, insurance & bonding, depreciation, etc.). The 2017 financial statements are enclosed.
- We have 8 delinquent homeowners from 2017 and prior, totaling almost \$3017 owed to the Association:
 - 2349 Cascade Plaza S
 - 7517 Carillon Plaza W
 - 7557 Carillon Plaza W
 - 7572 Springbrook Plaza
 - 7573 Springbrook Plaza
 - 7608 Carillon Plaza E
 - 7635 Carillon Plaza E
 - 7797 Cayenne Plaza W

By law, homeowners associations have an automatic lien on the property for unpaid assessments and the homeowner cannot refinance or sell without paying off the lien. However, our Association has limited working capital and the past due amounts total almost 20% of our annual revenue. This is a significant amount and could create the need for a special assessment if and when we have damage from a severe weather event. Not paying dues is unfair to your fellow neighbors who pay on time!

- Election of officers: Camille Miller volunteered and was elected as President. Justin Miller volunteered and was elected Treasurer. Rebecca Roberts volunteered was elected as Secretary. See reverse for contact information. All board members serve on a volunteer basis.
- The vice president position is currently vacant. Time commitment to serve is minimal, usually amounting to only an hour or two per month plus board meetings. **Please contact any board member if you are interested.**
- Lonnie Bjorgan, Nancy Brezina, and Lisa Barrett resigned as officers but agreed to serve as board members at-large. We thank them for their service!
- Kelly Hudick agreed to serve as bookkeeper for another one-year term at \$25 per hour. Overall bookkeeping expenses in 2017 were \$706, down from \$742 in 2016 and \$1275 in 2015.
- A spring walk-thru was scheduled for on **Saturday, May 12th at 10 am** (weather permitting) to determine the condition of lawns, trees, bike paths and the common areas in general. Participants will meet at the bike path crossing in the central commons.
- Woodbury Night to Unite is on **Tuesday, August 7th**. Homeowners on Springbrook Plaza organized and hosted this in past years but would like another group to step up. The association will reimburse up to \$100 for snacks at the event. It's a great way to meet your neighbors! If you are interested in organizing this year, please reach out to a board member or bookkeeper Kelly Hudick (see reverse for contact info).