



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 2, 2019.

Present at the meeting were board members; Camille Miller, Justin Walter, Rebecca Roberts, book keeper; Kelly Hudick and homeowners; Rose LeFebvre, Chris Schroeder, Josh Sundsmo and John Rodriguez.

The following items were discussed:

- Annual dues were set at **\$132 per home** for calendar year 2019. 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 2018 was \$14,718. Expenses were \$10,703 (lawn care, tree trimming/removal, bookkeeping, insurance & bonding, depreciation, etc.). The 2018 financial statements are enclosed.
- We have 11 delinquent homeowners from 2018 and prior, totaling \$4260 owed to the Association:
 - 2281 Caulfield Plaza (\$148.50)
 - 2321 Cascade Plaza (\$148.50)
 - 2349 Cascade Plaza (\$438.50)
 - 7517 Carillon Plaza W (\$301)
 - 7565 Carillon Plaza W (\$148.50)
 - 7573 Springbrook Plaza (\$438.50)
 - 7608 Carillon Plaza E (\$1441.50)
 - 7635 Carillon Plaza E (\$303.50)
 - 7639 Carillon Plaza E (\$148.50)
 - 7797 Cayenne Plaza W (\$743.50)

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 31% 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: All three current officers volunteered to serve another term and were re-elected. See reverse for contact information. All board members serve on a volunteer basis.
- The vice president position remains 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 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 2018 were \$608, down from \$706 in 2017, \$742 in 2016, and \$1275 in 2015.
- A spring walk-thru was scheduled for **May 8th at 6:30 pm** (in case of rain: backup date is May 9th at 6:30 pm) 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 6th**. We need a homeowner or several to step up and volunteer to organize and host the event in their plaza. 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).