



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, 2023.

Present at the meeting were officers Camille Miller and Rebecca Roberts, bookkeeper Kelly Hudick, and the following homeowners: Lonnie and Melanie Bjorgan, Lisa Barrett, Dr. Samuel Momah, Kym LaFebvre & Omar Asghar.

The following items were discussed:

- **Annual dues were set at \$158 per home for calendar year 2023.** An invoice is enclosed. Late fees will be charged monthly if not paid in full by June 30th. **See enclosure about electronic payment options.**
- **A walk-through of the common areas is scheduled for Wednesday May 24th at 6:00 pm.** Meet at the central commons area (where the bike paths cross).
- Total revenue in 2022 was \$17,717 and expenses were \$16,225. The largest expense was tree removal at \$11,449. We have cash reserves of \$51,867 as of 12/31/22. The 2022 financial statements are enclosed. If you have questions, please reach out to Kelly Hudick (contact info below).
- **We have 22 delinquent homeowners from 2022 and prior, totaling \$11,337.82 owed to the Association:**
 - 7608 Carillon Plaza E - \$2169.38
 - 7797 Cayenne Plaza W - \$1434.43
 - 7635 Carillon Plaza E - \$992.62
 - 7565 Carillon Plaza W - \$837.01
 - 2264 Cascade Plaza N - \$680.37
 - 2325 Cascade Plaza S - \$680.37
 - 7533 Carillon Plaza W - \$680.37
 - 7581 Springbrook Lane - \$680.37
 - 2281 Caulfield Plaza - \$535.70
 - 7781 Cayenne Plaza W - \$346.50
 - 2321 Cascade Plaza S - \$346.50
 - 2372 Cascade Plaza S - \$346.50
 - 7765 Cayenne Plaza W - \$346.50
 - 7780 Cayenne Plaza W - \$346.50
 - 2333 Cascade Plaza S - \$172
 - 7594 Springbrook Plaza - \$172
 - 7632 Capetown Plaza - \$172
 - 7639 Carillon Plaza E - \$172
 - 2296 Caulfield Plaza - \$63.00

According to MN law, the association automatically has a lien on each of these properties for unpaid assessments. Late fees accrue each month. The Association has limited working capital and the past due balance is now more than half of our annual revenue. **Not paying dues is unfair to your neighbors who pay on time.** Please contact the bookkeeper to pay your balance or arrange a payment plan.

- Tree trimming and removal will continue to be the largest expense over the next few years because we have many mature trees in Ridgegate and many dead/dying ash trees. Visions Tree Service has been instructed to focus on one outlot per year in order to spread out the expenses over several years. **If you have concerns about an association tree near your property, please attend the walk-through on 5/24 or reach out to a board member before that date.**
- David Rinehart will continue to mow Ridgegate outlots this year. As Dave is advancing in age, the board plans to supplement with outside vendors to assist with branch/leaf cleanup when necessary.
- Election of officers: Camille Miller agreed to serve another year as President. Dr. Samuel Momah agreed to serve as Vice President. Rebecca Roberts agreed to serve another year as Secretary. All three appointments were voted on and confirmed. Treasurer position remains vacant. Kelly Hudick agreed to serve as bookkeeper for another one-year term at \$25 per hour.

Board Directory

Officers:

President: Camille Miller, 651-329-8802, camillemiller68@yahoo.com

Vice President: Dr. Samuel Momah, smomahl@icloud.com

Secretary: Rebecca Roberts, 612-275-0378, rlroberts_rlroberts@hotmail.com

Bookkeeper: Kelly Hudick, 612-382-6402, khudick@hotmail.com

If you are selling, please have your REALTOR or title company send all requests for Dues Current letters or other sale-related questions to info@ridgegatehoa.com