



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 May 4, 2022 from 7-8 pm.

Present at the meeting were officers Camille Miller and Rebecca Roberts, bookkeeper Kelly Hudick, and the following homeowners: Carl and Sherri Fassbender, Lonnie and Melanie Bjorgan, Bryon and Susan Deiss, and Omar Asghar.

The following items were discussed:

- **Annual dues were set at \$151 per home for calendar year 2022. An invoice is enclosed. Late fees will be charged monthly if not paid in full by July 31st.**
- Total revenue in 2021 was \$16,088. Expenses were \$10,205 (largest expenses were lawn care, tree trimming/removal, and insurance). The 2021 financial statements are enclosed. If you have questions, please reach out to Kelly Hudick (contact info below).
- We have 22 delinquent homeowners from 2021 and prior, totaling \$9598 owed to the Association. According to MN law, all 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 balance is now more than half 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. If you are having financial difficulty and cannot pay your dues, please contact Kelly Hudick to arrange for a payment plan.
- Woodbury Night to Unite is August 2, 2022. The board will revisit this idea this summer to see if there is interest. If you are interested in coordinating, please contact a board member.
- We discussed the concerns about very old and mature trees in Ridgegate and having a tree or a couple of trees taken down/removed each year to spread out the expenses over a period of years.
- David Rinehart will continue to mow Ridgegate outlots this year but we will work on getting estimates for future years.
- **A walk-through of the common areas is scheduled for Wednesday June 1st at 5:30 pm. Meet at the central commons area (where the bike paths cross). Tom with Visions Tree Service will be joining us to identify and prioritize removal of problem trees.**
- Kelly Hudick agreed to serve as bookkeeper for another one-year term at \$25 per hour.
- Election of officers: Camille Miller will serve another year as President. Rebecca Roberts agreed to serve another year as Secretary. Both appointments were confirmed. Vice President and Treasurer remain vacant. Lonnie Bjorgan, Omar Asghar, and Carl Fassbender agreed to serve as board members at-large.

Directory

Officers:

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

Vice President: **VACANT**

Treasurer: **VACANT**

Secretary: Rebecca Roberts, 612-275-0378, rroberts_rroberts@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