



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 17, 2024 from 7-8 pm. *Present at the meeting were officers Camille Miller, Rebecca Roberts & Dr. Samuel Momah, bookkeeper Kelly Hudick, and the following homeowners: Lonnie Bjorgan, Lisa Barrett, Omar Asghar, Sean Arco.*

The following items were discussed:

- **Annual dues were set at \$165 per home for calendar year 2024.** Your 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 22nd at 5:30 pm.** Purpose of the walk-through is to identify needs around tree trimming & removal, bike path maintenance, debris cleanup, and any encroachments. Meet at the central commons area (where the bike paths cross). **If you have concerns about an association tree near your property, please attend the walk-through or reach out to a board member BEFORE that date.**
- Total revenue in 2023 was \$19,371 and expenses were \$18,663. The largest expense was tree removal at \$12,519. We have cash reserves of \$52,736 as of 12/31/23. The 2023 financial statements are enclosed. If you have questions, please reach out to bookkeeper Kelly Hudick.
- **We have 19 delinquent homeowners from 2023 and prior, totaling \$13,182.71 owed to the Association:**
 - 7608 Carillon Plaza E - \$2433.27
 - 7797 Cayenne Plaza W - \$1664.01
 - 7635 Carillon Plaza E - \$1202.65
 - 7565 Carillon Plaza W - \$1040.45
 - 2264 Cascade Plaza N - \$823.80
 - 2325 Cascade Plaza S - \$876.89
 - 7533 Carillon Plaza W - \$876.89
 - 2281 Caulfield Plaza - \$724.97
 - 7781 Cayenne Plaza W - \$699.47
 - 7780 Cayenne Plaza W - \$528.19
 - 2321 Cascade Plaza S - \$528.19
 - 7765 Cayenne Plaza W - \$370.19
 - 7594 Springbrook Plaza - \$346.04
 - 2296 Caulfield Plaza - \$232.10
 - 2256 Cascade Plaza N - \$167.12
 - 2324 Cascade Plaza S - \$167.12
 - 7516 Springbrook Plaza - \$167.12
 - 7573 Springbrook Plaza - \$167.12
 - 7525 Carillon Plaza W - \$167.12

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. We are also happy to arrange a payment plan with you and you can pay by credit card.

- Tree trimming and removal: 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 need tree trimming/removal on your individual property, their prices are competitive and he usually offers a deal if his crew can coordinate working on multiple homes in Ridgegate. Contact owner Tom DuPaul at tomdupaul@msn.com or 651-325-5415 for a quote (or attend the 5/22 walk-through).
- **After 25+ years, David Rinehart finally resigned as our lawn care provider.** Two bids were reviewed and voted on at the meeting. Tripple O's LLC will be hired for 2024 lawn care including mowing and fall & spring cleanup at a total projected cost of \$8050.10 for the year. We are NOT paying them to apply fertilizer or grass seed this year. The plan is to have them mow and conduct proper brush/leaf/stick cleanup and then we'll re-assess next year. **If you have concerns about the areas being mowed or service they are providing this year, please contact a board member.** Our common areas are oddly shaped and we appreciate your patience during this transition to a new vendor. If you would like a color map showing the boundaries of the association outlots, please email info@ridgegatehoa.com or download the "Ridgegate Development Map" from the Documents page on our website at <http://www.ridgegatehoa.com/documents>
- **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. See reverse for contact info.



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Ridgegate Homeowners Association Directory

Officers

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

Vice President: Dr. Samuel Momah, 651-214-4476, smomah1@icloud.com

Treasurer: **VACANT**

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

Board Members at-large

Lonnie Bjorgan

Omar Ashgar

Bookkeeper

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

Website: <http://www.RidgegateHOA.com>

Facebook: "Ridgegate Homeowners Association (Woodbury, MN)"

REALTORS/Title companies: Please send all requests for Dues Current letters or other sale-related questions to info@ridgegatehoa.com