



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 23, 2025 from 7-8 pm.

Present at the meeting were officers Camille Miller & Dr. Samuel Momah, bookkeeper Kelly Hudick, and the following homeowners: Anna Ring and Angela Roesler.

The following items were discussed:

- **Annual dues were set at \$173 per home for calendar year 2025.** 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 14th at 5:00 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 2024 was \$20,147 and expenses were \$23,510. We are operating at a net loss because lawn care costs have increased. We expect tree trimming costs to be lower the next couple years (barring a weather event). The largest expense was tree removal at \$12,305. We have cash reserves of \$50,236 as of 12/31/24. The 2024 financial statements are enclosed. If you have questions, please reach out to bookkeeper Kelly Hudick.
- **We have 20 delinquent homeowners from 2024 and prior, totaling \$14,354.10 owed to the Association:**
 - 7608 Carillon Plaza E - \$2733.52
 - 7797 Cayenne Plaza W - \$1923.70
 - 7565 Carillon Plaza W - \$1269.23
 - 2325 Cascade Plaza S - \$1097.49
 - 7533 Carillon Plaza W - \$1097.49
 - 2281 Caulfield Plaza - \$937.00
 - 7781 Cayenne Plaza W - \$911.50
 - 2321 Cascade Plaza S - \$731.26
 - 7594 Springbrook Plaza - \$539.77
 - 2296 Caulfield Plaza - \$418.73
 - 2264 Cascade Plaza N - \$392.23
 - 7765 Cayenne Plaza W - \$376.84
 - 7573 Springbrook Plaza - \$351.44
 - 7516 Springbrook Plaza - \$351.44
 - 7525 Carillon Plaza W - \$351.44
 - 2324 Cascade Plaza S - \$180.29
 - 2373 Cascade Plaza S - \$175.17
 - 7596 Carillon Plaza W - \$175.17
 - 7632 Capetown Plaza - \$175.17
 - 7724 Cayenne Plaza W - \$165.22

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 & you can pay by credit card. Homeowners on a payment plan will have late fees waived.**

- 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 5/14 walk-through).
- **Tripple O's LLC resigned as lawn care providers.** Six bids were collected, reviewed & voted on by the board. Jamey McPheeters will be hired for 2025 lawn care including mowing and fall & spring cleanup at a total projected cost of \$12,500 for the year (the other bids ranged from \$15-18k). **If you have concerns about the areas being mowed or service provided 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



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map showing the boundaries of the association outlots, download the “Ridgegate Development Map” from the Documents page on our website at <http://www.ridgegatehoa.com/documents>

- **City of Woodbury tree replacement & State of MN Lawn to Legumes grant program.** These two programs may be of interest to Ridgegate homeowners. The first is the city of Woodbury’s tree replacement rebate program to provide residents with financial support for replacing trees on private property. The rebate is valid for up to \$199 toward each tree replacement on private property up to 3 trees per property. Application & more info on the city of Woodbury website here: <https://www.woodburymn.gov/1311/Tree-Replacement-Rebate-Program> Second is the state of MN Lawns to Legumes program where MN residents can apply to be reimbursed for up to \$400 in costs associated with establishing pollinator habitat in their yards. The current sign-up period ends on May 15th. More info here: <https://bwsr.state.mn.us/node/13781>
- **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.

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, rlroberts_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