



Ridgegate Homeowners Association
PO Box 25191, Woodbury, MN 55125
RidgegateHOA.com

Minutes of 2026 Annual Meeting

The Ridgegate Homeowners Association annual meeting was held at Davanni's on April 15, 2026 from 7-8 pm.

Present at the meeting were officers Camille Miller, Rebecca Roberts & Dr. Samuel Momah, bookkeeper Kelly Hudick, and the following homeowners: Angela Roesler, Omar and Anna Asghar, Kristine Irish & Mark Mathews.

The following items were discussed:

- **Annual dues were set at \$181 per home for calendar year 2026.** Your invoice is enclosed. Late fees will be charged monthly if not paid in full by June 30th.

Payment can be made by check mailed to the PO box on the invoice, or pay electronically by credit/debit card using this QR code (note that Square processing fees are automatically added so amount collected will be \$187.49):



- **A walk-through of the common areas is scheduled for May 20th at 6 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 anything, please attend the walk-through or reach out to a board member BEFORE that date.**
- Total revenue in 2025 was \$21,813 and expenses were \$24,128. We are operating at a net loss because lawn care costs have increased to market rates. We have cash reserves of \$47,005 as of 12/31/25. The 2025 financial statements are enclosed. If you have questions, please reach out to bookkeeper Kelly Hudick.
- **We have 17 delinquent homeowners from 2025 and prior, totaling \$14,528.65 owed to the Association:**
 - 7608 Carillon Plaza E - \$3042.04
 - 7797 Cayenne Plaza W - \$2194.84
 - 7635 Carillon Plaza E - \$1565.47
 - 7565 Carillon Plaza W - \$1511.88
 - 2281 Caulfield Plaza - \$1164.21
 - 7781 Cayenne Plaza W - \$1138.71
 - 7594 Springbrook Plaza - \$750.11
 - 7516 Springbrook Plaza - \$552.73
 - 7525 Carillon Plaza W - \$552.73
 - 2264 Cascade Plaza N - \$428.45
 - 2324 Cascade Plaza S - \$372.06
 - 2373 Cascade Plaza S - \$366.94
 - 7596 Carillon Plaza W - \$366.94
 - 7541 Carillon Plaza W - \$181.89
 - 7780 Cayenne Plaza w - \$181.89
 - 2325 Cascade Plaza S - \$78.88
 - 7533 Carillon Plaza W - \$78.88

Under MN statutes, the association automatically has a lien on each of these properties for unpaid assessments. The home cannot be refinanced or sold without paying off the balanced owed to the association. Late fees accrue each month. The Association has limited working capital. 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 monthly payment plan & you can pay by credit card. Email info@ridgegatehoa.com to set up a payment plan.**

- **Bike Path Repair/Replacement.** The bike paths are in disrepair in several areas, most notably paths leading in/out of Outlots B and D. The board obtained two quotes and to repair/replace all paths the totals were \$68,250



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- and \$86,046. To avoid a special assessment, the board voted in favor of only replacing the path in Outlot D and a partial path segment in Outlot B this year, with the goal of staying under \$20,000 and it will be paid in full using cash reserves. Timing of this work will be coordinated with the city roadway repaving project.
- **Tree trimming and removal:** We have been proactive with tree trimming & removal the last several years. Because of the anticipated bike path expense this year, we are not planning any major tree trimming. It will be done only as/if needed.
- **Lawn Care:** Jamey McPheeters was our lawn care provider for 2025. He has agreed to continue providing services for 2026. The board voted in favor of continuing his contract through 2026 at the same rates. If you have any questions or concerns about the areas being mowed or service provided this year, please contact a board member.
- **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 below 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, rroberts_rroberts@hotmail.com

Board Members at-large

Lonnie Bjorgan

Omar Asghar

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