

# The Ridges Landowners' Association, Inc.

## MINUTES OF MEETING OF MEMBERS

October 25, 2009

The members of The Ridges Landowners' Association, Inc. held their annual meeting on Sunday, October 25, 2009 at the Eldorado Community Center, Santa Fe County, New Mexico. The meeting was called by the Board of Directors pursuant to notice. The Co-Presidents, Ken Ferjancic and Fred Strauss, called the meeting to order at approximately 3:35 p.m. Ken Ferjancic presided over the meeting.

Present in person were Dick Altman (55), Donna Barnsley (50), Dick Carlson (61), David & Mary Elizabeth Eisenberg (15), Karen Embertson (80), Ken Ferjancic (76), Tim Haggerty & Diann Sullivan (58), Deborah Hayden & Nigel Walsh (63), Victor Hesch (13), Dave & Eva Kingston (43), Stephane Ligtelyn (34), Velva & ArtMerrick (19), Fred Strauss (37), and Charlie and Judy Whiteley (23). Present by proxy were Lots 4, 21, 22, 24, 25, 26, 27, 28, 36, 42, 44, 47, 48, 53, 62, 72, 73, 77, 83 and 85. Of the 84 eligible lots (there is one community lot), owners of 34 lots (40%) were present in person or by proxy, which comprised a quorum for purposes of conducting the business of the meeting. Carolyn Cochran, the Association's administrator, was present by invitation and acted as secretary of the meeting.

Mr. Ferjancic welcomed the members. He informed the members that Victor Hesch was retiring as security patrol volunteer and thanked Victor on behalf of the Association and all of the members. He also thanked Anne Smith and Eva Kingston, outgoing Board members, for their three years of service as Board members and officers.

Mr. Ferjancic stated that Patty Sciarrotta had undergone shoulder surgery and was unable to attend the meeting. Nevertheless the Board planned to give everybody an opportunity to speak on topics of concern and to write down a brief statement of all topics covered according to the process established by Ms. Sciarrotta at last year's meeting.

The first item of business considered by the meeting was acceptance of the Minutes of the 2008 annual meeting. Judy Whiteley moved approval of the Minutes as presented; Nigel Walsh seconded the motion and the motion carried on a unanimous voice vote.

Eva Kingston, the Treasurer, presented a brief review of the proposed 2010 Budget. She reported that there is one outstanding 2009 assessment due from a property that may go into foreclosure. The proposed 2010 Budget was adopted by the membership by written ballot or proxy with all lots that voted on the Budget voting for adoption of the Budget.

Dick Altman gave the Nominating Committee report. The committee nominated the following slate of candidates for the five Board positions (the Bylaws were amended during 2009 to reduce the number of Directors from six to five):

Dick Altman  
Mary Eisenberg  
Ken Ferjancic  
Tim Haggerty  
Fred Strauss

Mr. Altman asked if there were any nominations from the floor. There being no further nominations from the floor, the nominations were closed. Members were asked to vote for five candidates by ballot. Thirty-three lots voted in the election; the slate of nominees was elected by acclamation.

Under old business, Mr. Ferjancic asked if there were any unresolved issues the membership wanted to address. The issue of mowing in The Ridges was raised by Karen Embertson; she and other members expressed concern about preserving native vegetation and the attractiveness of the wild flowers alongside of the roads. Other members expressed their opinions in favor of more mowing for visibility, road safety and road preservation. One member asked why the mowed vegetation was not promptly hauled away. Issues discussed are included on the summary of issues discussed.

The membership discussed speed bumps. Some members believe speeding is still a problem. Some members would like for the speed bumps to be removed or replaced with speed tables. Mr. Ferjancic called for a straw vote on whether the current speed bumps are still a worthwhile tool; about half the members present agreed that they were.

Under new business, Mr. Strauss discussed the status of the US 285 Coalition. Deborah Hayden served as the Association's representative to the Coalition several years ago and still receives mail from the Coalition. Subsequent representatives have included Fred Strauss, Tina Lanman, and Nancy Strauss. The Coalition is apparently going out of business. Rosemary Baggione has single-handedly coordinated it for years and is going to step down as coordinator; nobody has come forward to take over. There is a new Galisteo eco development going in off of US 285. Members expressed concern over water issues.

Mr. Ferjancic enumerated the Association's committees, chairs and members: Architectural Control Committee (ACC), Jerry Fornell, chair, Henry Lanman, Jack LaRowe, Ron Loch, and Victor Hesch; Roads, Dave Kingston, chair, Olin vanDyck and John Brown; Concerns & Suggestions, Tim Haggerty, chair, Fred Strauss; Nominating, Dick Altman, chair. He encouraged members to volunteer to serve on a committee.

Mr. Ferjancic reported that Art Merrick has agreed to patrol the neighborhood as Victor Hesch used to do. He suggested that the best security is to know your neighbors and watch out for each other. He further suggested letting neighbors and Mr. Merrick know when planning to go out of town and who might be visiting the home during the owners' absence. It was also suggested that Mr. Merrick be informed of any planned construction activity.

Ms. Whiteley thanked the Board for serving as Directors and donating so much time to the Association.

There being no further business, upon a motion duly made and seconded, the meeting was adjourned on a unanimous voice vote at approximately 5:30 p.m.

Carolyn L. Cochran,  
Secretary of Meeting

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