

The Ridges Landowners' Association, Inc.

MINUTES OF MEETING OF MEMBERS

October 28, 2004

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 28, 2004 at Steaksmith at El Gancho, Santa Fe, New Mexico. The meeting was called by the Board of Directors pursuant to notice. The President, Olin van Dyck, called the meeting to order at approximately 8:20 p.m. In the absence of Brent Bonwell, he asked Dave Kingston to serve as acting secretary.

Present in person were Tim Ames & Peggy Cross (Lots 9 & 10), JoAnn Billingsley (20), John Brown (71), Jane Burns & David Gamble (4), Dick Carlson (61), Karen Embertson (80), Bill Farmer & Michael Larson (41), Ken Ferjancic & Andrea Maxwell (76), Jerry & Karen Fornell (74), Franklin Gill (39), Tim Haggerty & Diann Sullivan (58), Victor & Yolanda Hesch (13), Dave & Eva Kingston (43), Michael & Joyce Kominski (27), Henry & Tina Lanman (29), John & Marilyn LaRowe (47), Ron & Kay Loch (26), Robert Lopas & Betty Contreras-Lopas (60), Michel Marx (67, 68, 69), Shelly & Rae Paretzkin (45), Vera Quattlebaum & Sharon Young (73), Arthur & Judith Reeder (77), Jeff & Estee Roll (21), Ted & Bebe Schooley (64), Susan & Doug Svetnicka (81), Leslie Thompson (36), Roger & Jeanne Tilkemeier (24), Carlos Trucco & Caroline Kingston-Trucco (65), Olin & Linda VanDyck (28), Frank Welsch & Brigitte Philipp (30), Charles & Judy Whiteley (23) and Michael Wightman & Roger Salazar (49). Present by proxy were Lots 7, 14, 19, 35, 46, 48, 56, 62, 72, 75 and 79. Of the 84 eligible lots (there is one community lot), owners of 46 lots (55%) 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.

Mr. van Dyck called on Judy Whiteley to give the Treasurer's Report. Ms. Whiteley reported that 2004 income was projected to be \$25,925, expenses were projected to be \$16,534, which would increase the operating reserve by \$9,391 to \$45,198. She referred the landowners to the budget handout that had been passed. The 2005 Proposed Budget and the Budget History are attached to these Minutes and incorporated herein.

Mr. van Dyck then discussed a handout showing historical road expenses compared to total expenses and showing projected future road expenses compared to total projected future revenues and fund balances, assuming a 5% inflation rate and an annual assessment of \$300 per lot per year for the foreseeable future (the chart is attached to these Minutes and incorporated herein). He noted that total Association expenses are driven largely by road costs. He reported that The Ridges has an easement over Alma Drive and is responsible for maintaining Alma Drive. Substantial expenses for that maintenance will be incurred in the near future. He reported that the first major paving project in 1998 was financed by a special assessment, however, the second major road project in 2003 was paid for out of operating reserves without a special assessment. He proposed that, if the annual assessment remained constant and operating reserves were allowed to accumulate, future major road projects could probably be accomplished without special assessments. After Mr. van Dyck's review of road expenses, Ms. Whiteley moved that the proposed budget and annual assessment be accepted as presented; Mr. Roll seconded the motion and the motion carried on a unanimous voice vote.

Mr. van Dyck then reported that the Nominating Committee, consisting of Dave Kingston,

Judy Whiteley and Mr. van Dyck, had nominated the following slate of candidates for the five Board positions:

- Brent Bonwell
- Arthur Reeder
- Doug Svetnicka
- Olin Van Dyck
- Judy Whiteley

Mr. van Dyck asked if there were any nominations from the floor. There being no nominations from the floor, Charles Whiteley moved that the slate be elected by acclamation; Dave Kingston seconded the motion and the slate was elected on a unanimous voice vote.

Mr. van Dyck then brought up new business. He asked Ms. Cochran for a report on development in The Ridges. She reported that there are 85 lots, one common unimproved lot, 12 privately-owned unimproved lots, 4 lots with homes under construction and 68 lots with homes on them. No lots are still owned by the original developer.

Mr. van Dyck then reported that the Road Committee was seeking guidance from the landowners with regard to speed control devices. The Committee has been considering installing 25-mph speed humps (as opposed to bumps) in two or three locations in The Ridges. The Committee proposed to install one speed hump between two existing speed bumps, crossing Principe de Paz between Lots 9 and 14, and consider adding additional humps at a later date. Mr. van Dyck reported that speed humps must be on a straight-away with good sight lines, not on a hill or a curve, which limits appropriate placements in The Ridges. Several members suggested replacing the existing speed bumps with speed humps. In response to a question from a member, Mr. van Dyck reported that speed bumps cost approximately \$400 each and that he believed speed humps might cost as much as \$1,000 each. After a lengthy discussion, Judy Whiteley moved that the Road Committee pursue the installation of one speed hump; several members seconded the motion and a vote was taken by show of hands. There were 35 lots represented in person at the meeting; 12 voted against speed humps, 13 voted for. Mr. van Dyck concluded that there was not a consensus in favor of installing the proposed speed hump. He then asked for a straw vote on whether the Road Committee should spend any time investigating speed humps. On a show of hands 9 voted against doing anything further; 17 voted for considering speed humps further. Other proposals from the members were discussed with no clear mandate to proceed.

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Mr. van Dyck then reported on problems with off-road vehicles and the Road Committee's consultation with legal counsel about the issue. He reported that the Road Committee would install a couple of new signs on the power-line easement with wording suggested by the attorney. He suggested that landowners may call the Sheriff if they observe violators operating off-road vehicles on the easement or any other private property in The Ridges.

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The Road Committee also sought legal counsel regarding the liability on the Association's roads. Because the roads run over easements on each landowner's property, a landowner could be sued in the event of an accident. The Association's insurance provides liability coverage for the Association, but at this time does not provide coverage for individual landowners. Mr. van Dyck has asked Ms. Cochran to investigate the cost of such coverage, but no insurance companies have

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responded to date. Mr. van Dyck advised landowners to discuss this liability issue with their homeowner's insurance carriers.

Leslie Thompson volunteered to serve as a contact/resource person for landowners who are concerned about leaking Entran II tubing in their houses.

Mr. van Dyck reported that small upgrades and routine road maintenance including new gravel and grading for side roads is in the roads plan and budget. Also in the budget are funds for records storage. Henry Lanman suggested converting the records (mostly architectural plans for homes reviewed by the Architectural Control Committee) to disk storage. Various options will be investigated.

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Mr. Roll moved that the meeting be adjourned. Before entertaining the motion, Mr. van Dyck heartily thanked Dave Kingston for serving The Ridges on the Board of Directors for three years, two of those as President, rotating off and then serving on the Board for three more years, two of those as President. He presented Mr. Kingston with a special hand-painted and glazed coffee mug created by Estee Roll. **Thank you, Dave!**

There being no further business, upon a motion duly made and seconded, the meeting was adjourned on a unanimous voice vote.

Dave Kingston,
Secretary of Meeting

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