

# The Ridges Landowners' Association, Inc.

## MINUTES OF MEETING OF MEMBERS

October 22, 1997

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 22, 1997 with a buffet supper beginning at 6:00 p.m. and the meeting commencing at 7:00 p.m. at the Pepper's Cantina & Restaurant, 2239 Old Pecos Trail, Santa Fe, New Mexico. The meeting was called by the directors pursuant to notice. Present in person were Fritz Abraham (Lots 8 & 10), Margaret Alcock & Steven Voet (59), Nate & Sharon Bobbitt (15), Brent Bonwell & Sally Wright (46), Elaine Bradshaw & Doug Smith (49), Steven & Cathy Cary (60), Dick & Christiane Chenault (83), John & Karen Ericson (5 & 74), Karen Embertson (80), Bruce Galpert (73), Earl & Eleanor Gilbert (84), Franklin & Mary Gill (39), Tom & Michelle Gonzales (52), Deborah Hayden & Nigel Walsh (63), John & Joan Jaquish (85), Dave & Eva Kingston (43), Yvonne Klopp (9), Carol Kornhaber (53), Jim & Nancy Lacy (17), John & Marilyn LaRowe (47), Ron & Kay Loch (Lot 26), Jane Lockwood (Lot 78), Jean Loucks (20), Larry Myers (56), Ray & Nancy Olson (14), Eleanor Rappe (Lot 57), Richard and Anne Ricalde (32), Linda Day-Schmal & William Schmal (Lot 50), Jim Shanaberger (75), Susan & Doug Svetnicka (81), Daryl & Cindy Templeton (19) and Barry or Abby Weinstein (72). Present by proxy were Lots 1, 2, 16, 21, 22, 24, 25, 27, 29, 31, 33, 36, 37, 38, 40, 41, 42, 44, 45, 48, 51, 54, 55, 61, 62, 70, and 82. Of the 85 lots, owners of 61 lots (72%) were present in person or by proxy. John & Bonnie Helgeson, purchasers of lot 65, and Carolyn Cochran, the Association's administrator, were present by invitation.

Dave Kingston, the Association's president, acted as chairman and requested that Carolyn Cochran take the minutes of the meeting. Mr. Kingston called the meeting to order around 7:00 p.m. and declared that a quorum was present for the purpose of conducting the business before the meeting.

Mr. Kingston thanked Mary Gill for organizing the buffet supper at Pepper's. He introduced the members of the Association's Board of Directors and new residents, John & Marilyn LaRowe, Deborah Hayden & Nigel Walsh, Elaine Bradshaw & Douglas Smith and announced that updated maps with residents listed would be mailed to members. He reminded the members that the list was for residents' information and was not to be used for any purpose outside of the Landowners' Association.

Steven Cary gave the treasurer's report. He briefly reviewed the 1997 year-to-date actual figures and discussed the proposed 1998 budget. He pointed out that the most significant difference between the 1997 and 1998 budgets was the increase from \$1,000 to \$2,000 in the contribution to the Eldorado Fire and Rescue Association. There was a fire earlier this year and the volunteer fire department responded promptly and put the fire out, limiting damage. He also reported that the board was proposing to keep the annual assessment at \$300 per lot. On motions duly made and seconded, the 1998 budget and annual assessment were approved on unanimous voice votes.

The next item on the agenda was election of Directors. Mary Gill, Chairman of the Nominating Committee, presented the slate of candidates nominated by the Committee:

Steven G. Cary  
Karen Embertson  
Dave Kingston  
Richard Ricalde  
Joe Thompson

Mrs. Gill discussed the nominating process, introduced Karen Embertson, who would be new on the board in 1998, and then requested a motion to approve the slate as presented. On a motion duly made and seconded, the slate was elected by acclamation.

Rick Ricalde, Chairman of the Road Committee, gave the road report. He informed the membership that the Board of Directors had not intended to have the membership vote "yes" or "no" on whether to pave a portion of Principe de Paz at the meeting, but rather to discuss results of preliminary inquiries into options for the road and take a vote to find out if enough members were interested in pursuing paving (or other options) to make it worth a committee's time to pursue the matter further. Mr. Ricalde stated that it would cost approximately \$65,000 to put down four inches of asphalt on the main road (Principe de Paz) from the entrance of The Ridges to the top of the hill where Principe de Paz intersects with Agua Viviendo. With the current reserves and a special assessment of \$600 per lot, that could be accomplished next Spring after the weather improves. He reported that it would cost at least \$10,000 to improve the gravel road and there was no way to predict how long it would last. Mr. Kingston stated that the road in Eldorado had lasted 15 years and that there was nothing wrong with it; he also reported that a County Commissioner had informed him that an asphalt road could last 20 years. Mr. Ricalde reported that if the membership was generally in favor of further study, the Road Committee would investigate the cost of two inches of asphalt and other options. Franklin Gill moved that the meeting authorize the executive committee to approve a contract to asphalt Principe de Paz from the entrance to the intersection with Agua Viviendo and levy an assessment not to exceed \$600 per lot to pay for the project. The motion was seconded. After a lengthy discussion, Mr. Gill withdrew his motion. Thereafter, a motion was made and seconded that the road committee investigate further paving and other options, especially enzymes or road oil or other alternatives to paving. The motion passed. John LaRowe requested that the same committee investigate better ways of controlling speed on the main road. There was a lengthy discussion of ways to control speed.

There being no further business, the meeting was adjourned by acclamation.

Carolyn Cochran,  
Secretary of Meeting

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