

The Ridges Landowners' Association, Inc.

MINUTES OF MEETING OF MEMBERS

October 27, 1998

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 27, 1998 with a buffet supper beginning at 6:00 p.m. and the meeting commencing at approximately 7:00 p.m. at Pepper's Cantina & Restaurant, 2239 Old Pecos Trail, Santa Fe, New Mexico. The meeting was called by the Board of Directors pursuant to notice. The President, Dave Kingston called the meeting to order and introduced the following new residents who were present at the meeting: Nigel Walsh & Deborah Hayden, Robert & Margie Waynee, Doug & Susan Svetnicka, and Alexis & Rachel Belash.

Mr. Kingston asked Carolyn Cochran to call the roll. Present in person were Fritz Abraham (Lots 8 & 10), Margaret Alcock & Steven Voet (59), Alexis & Rachel Belash (28), Brent Bonwell & Sally Wright (46), Bob Booms & Jim Baird (29), John Brown & Caroline McMichael (71), Steven & Cathy Cary (60), Dick & Christiane Chenault (83), Karen Embertson (80), Franklin & Mary Gill (39), Deborah Hayden & Nigel Walsh (63), Bonnie & John Hegelson (65), Dave & Eva Kingston (43), Yvonne Klopp (9), Carol & Arthur Kornhaber (53), John & Marilyn LaRowe (47), Ron & Kay Loch (Lot 26), Jane Lockwood (Lot 78), Ray & Nancy Olson (14), Linda Day-Schmal & William Schmal (Lot 50), Jim & Bernadette Shanaberger (75), Susan & Doug Svetnicka (81), Robert & Margie Waynee (24) and Barry & Abby Weinstein (72). Present by proxy were Lots 1, 5, 17, 22, 31, 32, 37, 42, 44, 45, 54, 62, 66, 74, 79 and 85. Of the 85 lots, owners of 41 lots (48%) 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. Kingston introduced the members of the Association's Board of Directors, Steve Cary and Karen Embertson, who were present, and Rick Ricalde and Joe Thompson. Mr. Kingston expressed the Association's appreciation for Rick Ricalde's efforts in getting a portion of the main road paved and expressed regret that he was not present in person to be thanked by all of the members present. He then called on Steve Cary to give the Treasurer's report.

Mr. Cary thanked Dave Kingston for his service as President and reiterated the Board's and the membership's appreciation for the work done on the road by Rick Ricalde. As Chairman of the Architectural Review Committee, Mr. Cary issued an invitation for volunteers to serve on the Committee. He requested that interested individuals contact him about joining the Committee. He then gave the treasurer's report. He explained that the proposed 1999 budget had three funds: the general fund for all routine annual expenses, a legal fund and a repair/maintenance fund. He reported that the Board was proposing to keep the annual assessment at \$300 per lot, which would allow the Association to pay all 1999 expenses from 1999 income and retain an operating reserve of approximately \$10,000, a repair/maintenance reserve of \$11,500 and a legal fund reserve of \$3,000. He explained that the Association would need substantial funds to pay for road maintenance – both within The Ridges and on Alma Drive. He told the membership that the Association had agreed to maintain Alma Drive in exchange for the right to use the road for access to The Ridges. Dick Chenault moved that the proposed 1999 budget and \$300 annual assessment be approved as presented; his motion was duly seconded and the 1999 budget and annual assessment were approved.

on a unanimous voice vote.

The next item on the agenda was election of Directors. Dave Kingston presented the slate of candidates nominated by the Board:

Karen Embertson
Dave Kingston
Jim Shanaberger
Nigel Walsh
Barry Weinstein

Mr. Kingston introduced Jim Shanaberger, Nigel Walsh and Barry Weinstein, who would be new to the board in 1999, and asked if there were any nominations from the floor. There being no further nominations, he then requested a motion to approve the slate as presented. Mary Gill moved that the slate be elected as presented; her motion was seconded and the slate was elected by acclamation.

Karen Embertson reported on signage. She reported that after five years there was deterioration in the appearance of the wall and the subdivision name at the entrance to The Ridges. She further reported that the wall would be repaired in the Spring. She also reported that, after years of negotiating with County and State officials, they had agreed to erect a sign indicating the entrance to The Ridges. She stated that the sign probably would indicate "Alma Drive." Franklin Gill questioned why it would not indicate "The Ridges," and Ms. Embertson responded that getting any sign at all was the result of an ongoing battle with officials and that at least a sign indicating Alma Drive would make it easier to give people directions to The Ridges.

Under "Old and New Business," Dave Kingston reported that kids on bicycles had stolen the reflectors on many of the subdivision's signs and the mower had taken out another one. He further reported that the reflectors would be replaced when the weather was colder and the bicycle-riding, mowing season was over. He made the annual plea to landowners to keep their dogs under control. He reported on the new system for trash clean-up: in the past, there has been an annual clean-up day; this year the Association asked volunteers to pick up trash while hiking, walking their dogs, *etc.* within the neighborhood. He stated that the system had worked well and that the roadways remained cleaner year-around than with an annual one-day clean-up. He invited all the members to participate in this voluntary, periodic clean-up process. Finally, for the annual discussion of speeding, he stated that he thought perhaps it was less of a problem since the road had been paved. He then asked if there was any other old or new business of "general interest and no great importance."

One of the landowners asked about the status of extension of natural gas service into The Ridges. Mr. Kingston requested that Dick Chenault address the question. Mr. Chenault responded that the status was much the same as it was 2½ years ago when the membership voted against a special assessment to pay for the extension of gas lines to The Ridges. He reported that, by law, a public utility cannot serve new customers at the expense of old customers. That is, the gas company cannot build new infrastructure from current revenues if the expense will not be recaptured within three years. Therefore, in an area like The Ridges that is remote and sparsely populated, where income from new customers is not projected to pay for the expense of installing new pipes within

three years, the only way for the area to acquire natural gas service is to pay for the extension. The extension was projected to cost approximately \$2,000 per lot when it was proposed in 1996. There are a couple of changes since 1996: Cimarron has a new landowners' association and they might be interested in sharing the cost now or in the future. Another change is that the cost of labor and materials has probably gone up; on the other hand, it may be possible in the future to hire an independent company rather than PNM to install the pipes. Mr. Chenault and Mr. Kingston stated that they did not believe that it was time to propose a special assessment to the landowners for this purpose because, at this time, the result would probably be the same as it was in 1996.

A landowner asked what happened to the water tower. Mr. Kingston responded that John Ericson had talked to the utility company and persuaded them that the tower was a potential liability to them, so they removed it in September of this year.

Another landowner asked about the contractor that had scraped the road, scraping material off the road onto people's property. Mr. Kingston explained that it was difficult to hire contractors to perform roadwork and maintenance projects. The Chairman of the Road Committee is always looking for better service, but there is not much available.

Franklin Gill suggested a show of appreciation for Dave Kingston's two years of service as President. The members present responded with a warm round of applause for Mr. Kingston.

There being no further business, Mr. Gill moved that the meeting be adjourned; his motion was seconded and the meeting was adjourned by acclamation.

Carolyn Cochran,
Secretary of Meeting

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