

# The Ridges Landowners' Association, Inc.

## MINUTES OF MEETING OF MEMBERS

October 20, 1999

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 20, 1999 with a buffet supper beginning at 6:00 p.m. and the meeting commencing at approximately 7:20 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, Nigel Walsh called the meeting to order and introduced the following new residents who were present at the meeting: Carol Ann Lloyd, Rob & Gloria Hayden, Marian DeHaas, Shelly & Rae Partetzkin and Caroline & Carlos Trucco.

Mr. Kingston asked Carolyn Cochran to call the roll. Present in person were Fritz Abraham (Lots 8 & 10), Alexis & Rachel Belash (28), Jo Ann Billingsley (20), Brent Bonwell & Sally Wright (46), Marian DeHaas (53), Karen Embertson (80), Franklin & Mary Gill (39), Deborah Hayden & Nigel Walsh (63), Rob & Gloria Hayden (7), Dave & Eva Kingston (43), Carol Ann Lloyd (15) and guest Kelly Anderson, Ron & Kay Loch (26), Jane Lockwood (78), Chris Lytle (64), Shelly & Rae Partetzkin (45), Eleanor Rappe (57), Susan & Doug Svetnicka (81), Caroline & Carlos Trucco (65) and Barry & Abby Weinstein (72). Present by proxy were Lots 1, 5, 17, 22, 31, 32, 37, 42, 44, 47, 48, 50, 54, 62, 66, 74, 84 and 85. Of the 85 lots, owners of 38 lots (45%) 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. Walsh introduced the members of the Association's Board of Directors, Karen Embertson, Dave Kingston and Barry Weinstein, who were present, and Jim Shanaberger. He informed the membership that, because of a new job out of the state, he would not be able to serve another term on the Board of Directors. He then expressed the Association's appreciation for Jim Shanaberger's work as Road Chairman and for Abby Weinstein's work as Editor of the newsletter. Mr. Walsh called on Dave Kingston to give the Treasurer's report.

Mr. Kingston thanked Mary Gill for organizing the buffet supper/annual meeting at Pepper's. He reviewed the 1999 projected actual income and expenses compared to budget, advising that 1999 actual figures would not be available until January, 2000. He reported that the Board was proposing to keep the annual assessment at \$300 per lot, which would allow the Association to pay all 2000 expenses from 2000 income and retain an operating reserve and a repair/maintenance reserve. He explained that the Association would use funds from the repair and maintenance reserve to seal the new road in The Ridges and to perform necessary maintenance on Alma Drive (the road into The Ridges). Mr. Kingston asked for a motion to approve the proposed budget and annual assessment. Ms. Hayden moved that the proposed 2000 budget and \$300 annual assessment be approved as presented; Mr. Gill seconded the motion and the 2000 budget and \$300 annual assessment were approved on a unanimous voice vote.

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

Steve Cary  
Karen Embertson  
Ray Olson

Jim Shanaberger  
Barry Weinstein

Mr. Kingston introduced Karen Embertson and Barry Weinstein, who were present, talked briefly about Steve Cary and Ray Olson, who could not be present, 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. Mr. Walsh moved that the slate be elected as presented; Mr. Gill seconded the motion and the slate was elected by acclamation.

Nigel Walsh discussed development of Lot 11, the lot owned in common by The Ridges Landowners' Association. He asked if the membership would be interested in putting in tennis courts, a volley ball court, a swimming pool, a playground or anything else. He advised that the membership should consider the initial expense, maintenance and liability associated with any use of the Lot. A member wanted to know where the lot is located and was informed that it is near the second speed bump on the south side of the road. Ms. Embertson asked if the Association would have to fence it if it were developed. Mr. Walsh responded not necessarily; it would depend on what was done with the lot. For example, a swimming pool would definitely have to be fenced. Eva Kingston suggested that it be left as is, as an "open space." Mr. Walsh asked for a show of hands on the question, "Would anybody like to see something happen on the Lot?" The consensus was that there was insufficient interest in doing anything with the lot at this time. Ms. Lloyd suggested putting in hitching posts for horses, benches and something to provide shade. Mr. Walsh requested that anyone who has ideas for what should be done with Lot 11 write to the Association's Board. If there is interest, the Board will pursue the matter and present it again at next year's meeting.

Under "New Business," Mr. Walsh introduced Debby Hayden, the Association's delegate to the U.S. 285 Coalition. Ms. Hayden encouraged the members to attend public meetings about 285. There is currently a resolution to create a Contemporary Planning Community along 285 and to designate the highway as a scenic corridor with appropriate landscaping and some measure of control over commercial development. There are several commercial nodes along 285. One horse underpass has been approved. Mr. Paretzkin moved that the Association pledge itself to keep the members informed of activities along 285 and issues with the Eldorado Water Co. The motion was not seconded. Mr. Kingston suggested that the *Eldorado Sun* was the appropriate source for all such information. Ms. Hayden stated that the next meeting would be in the next week or so and members could call her for more information about the date and time. Mr. Walsh thanked Ms. Hayden for her service as representative of The Ridges and encouraged everyone who was interested to attend the upcoming public meeting.

There being no further business, Mr. Kingston moved that the meeting be adjourned; Franklin Gill seconded the motion and the meeting was adjourned on a unanimous voice vote.

Carolyn L. Cochran,  
Secretary of Meeting