

# The Ridges Landowners' Association, Inc.

## MINUTES OF MEETING OF MEMBERS

October 18, 2000

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 18, 2000 with a buffet supper beginning around 6:45 p.m. and the meeting commencing at approximately 7:40 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, Ray Olson called the meeting to order and asked if there were any additions to the printed agenda, a copy of which is attached hereto and incorporated by reference. There were no additions to the agenda.

Dr. Olson then introduced the following new residents who were present at the meeting: Roger & Jeanne Tilkemeier and Bill Farmer. He then introduced and thanked the current Board of Directors: Steve Cary, Treasurer and Chairman of the Architectural Control Committee, who has served on the Board for three years and on the Architectural Control Committee for seven years (six years as Chair); Karen Embertson, Vice President, name-tag coordinator, map-maker, Chair of the Nominating Committee and of the Newcomer Welcoming Committee, who has also served on the Board for three years; Deborah Hayden, new Board member, the Association's representative to the 285-South Coalition; Jim Shanaberger, Road Watchdog, who deserves special thanks for removing the sandbox on the Principe de Paz hill; and Barry Weinstein, Secretary, thanks for taking the Board minutes. In addition he extended the Association's thanks to Carolyn Cochran for administrative support; Mary Gill for representing The Ridges, together with Deborah Hayden, in the 285-South Coalition, and for arranging the dinner meeting for the last eight years. Dr. Olson reported that the Board had asked Mrs. Gill to investigate alternative locations and, after contacting several prospective restaurants and clubs, she reported her findings to the Board and it was determined that Peppers was the best choice for this year's meeting. Continuing with the thanks, Dr. Olson recognized Abby Weinstein for editing the *Newsletter*; Dave Kingston for removing Siberian elms from The Ridges; Karen Embertson for preparing the map of residents every year; and the members of the Architectural Control Committee: Steve & Cathy Cary, Karen Embertson, Ron Loch, Michel Marx, Jeff Roll & Barry Weinstein, who all take the job very seriously, meet at least monthly or more frequently, if necessary, and help ensure compliance with the Restrictive Covenants, all of which makes the neighborhood better for everyone. Dr. Olson also thanked everyone who looks for and picks up trash in The Ridges and everyone who observes the speed limits. At the request of the president of the Cimarron Association, Dr. Olson also suggested that Ridges residents drive slowly through Cimarron, the neighboring subdivision, which has a number of children living there.

Dr. Olson asked Carolyn Cochran to call the roll. Present in person were Margaret Alcock & Steven Voet (Lot 59), Jo Ann Billingsley (Lot 20), Brent, Logan & Carly Bonwell & Sally Wright (Lot 46), Steve Cary (Lot 60), Karen Embertson (Lot 80), John & Karen Ericson (Lot 5), Bill Farmer (Lot 41), John Fowler & Tammy Ortega (Lot 18), Mary Gill (Lot 39), Deborah Hayden (Lot 63), Rob & Gloria Hayden (Lot 7), Caroline Kingston-Trucco (Lot 65), Dave & Eva Kingston (43), John & Marilyn LaRowe (Lot 47), Ron & Kay Loch (Lot 26), Judy Nelson-Moore (Lot 40), Ray & Nancy Olson (Lot 14), Shelly & Rae Partetzkina (Lot 45), Eleanor Rappe (Lot 57), Jeff & Estee Roll (Lot 21), Bill Schmal & Linda Day-Schmal (Lot 50), Jim Shanaberger (Lot 75), Susan & Doug Svetnicka (81), Roger & Jeanne Tilkemeier (Lot 24), Barry & Abby Weinstein (Lot 72), and Djuro Zrilic (Lot 12). Present by proxy were Lots 1, 4, 8, 10, 17, 29, 30, 32, 33, 34, 42, 44, 48, 54, 61, 62, 66, 70, 73 77 and 85. Of the 84 eligible lots (there is one community lot), owners of 47 lots (56%)

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. Cary gave the treasurer's report. He reviewed the Year 2000 projected actual income and expenses compared to budget, advising that 2000 actual figures would not be available until January, 2001. The largest expense is \$15,000 for road maintenance, with \$7,000 being spent in 2000 for resealing the paved portion of Principe de Paz. Mr. Shanaberger confirmed that the resealing should last four or five years. Some landowners have been lobbying for the paving of more of Principe de Paz. In response to a question from Mr. Cary, Mr. Shanaberger stated that the cost of the additional paving would be approximately \$34,000. The Board of Directors will consider the matter. The budget also includes \$1,100 for insurance and \$2,000 for snow removal (the budgeted amount has not been spent the last two years, however, it may be necessary in the future). The annual contribution to the El Dorado Fire & Rescue Service has been increased from \$2,000 to \$2,500. The Service has responded to several calls in the past few years and has put fires out before they could spread. He reported that the Board was proposing to keep the annual assessment at \$300 per lot, which would allow the Association to pay all 2001 expenses from 2001 income and retain an operating reserve, a repair/maintenance reserve and a legal reserve. Dr. Olson asked for a motion to approve the proposed budget and annual assessment. Mr. Cary moved that the proposed 2001 budget and \$300 annual assessment be approved as presented; the motion was seconded; and the 2001 budget and \$300 annual assessment were approved on a unanimous voice vote.

The next item on the agenda was "Highlights of the Year." Dr. Olson incorporated those by reference to the written agenda.

Ms. Embertson then gave a report on rural renumbering and signage. All of the homes have been given an "E-911" number indicating the distance of the home from an intersection. Large, red, reflective numbers have been issued to all of the homeowners to be posted by the driveway so that emergency response teams may easily locate the homes. Homeowners may replace the numbers as long as the new numbers are at least as large, reflective and are posted by the driveway; there will be a \$300 fine for noncompliance and potential delays in receiving aid in an emergency. She also reported that certain speed bump signs have been removed and that cautionary signs will be posted near horse crossings.

Dr. Olson called on Mrs. Roll to report on the status of the El Dorado Utilities water resources. She distributed a summary which is attached to these minutes and incorporated by reference herein. Dr. Olson also referred the members to an article in the *Eldorado Sun* by Don Dayton, who is a member of the local sanitation & water district board.

Ms. Hayden updated the membership on the activities of the 285-South Coalition. The Coalition has negotiated with the Highway Department to reduce the number of street lights to be placed on U.S. Highway 285 from the Interstate to Lamy and to replace concrete medians with medians planted with more than 5,000 xeric native plants. She also reported that there will be a building at the transfer station and that the proposed movie theater in Eldorado has been tabled for now. She encouraged the membership to get involved and reminded them that the traffic signals at the Eldorado entrances will encourage commercial development unless significant numbers of residents actively oppose such development.

The next item considered was the proposal to amend the first sentence of Section 7.06 of the

Declaration of Restrictive Covenants as follows [deletions to the original shown with a line through them; additions to the original underlined]:

*Article 7.06 Animals. No animals ~~or any poultry~~ of any kind shall be kept or raised on said lots, except horses, llamas, ducks and geese (said poultry not to exceed two (2) of a single species in number, and provided the lot is three (3) acres or larger), and household pets, not to exceed three (3) in number.*

Mr. Cary proposed an amendment to the proposed change. As amended, the first sentence of Section 7.06 would read as follows:

*Article 7.06 Animals. No animals ~~or any poultry~~ of any kind shall be kept or raised on said lots, except horses, llamas, ducks and geese (not to exceed two (2) llamas and/or horses and two (2) ducks and/or geese in number, and provided the lot is three (3) acres or larger), and household pets, not to exceed three (3) in number.*

One member questioned how many total animals that would permit on a lot. After further discussion, Mr. Cary moved that the proposed change to the first sentence of Section 7.06 of the Declaration of Restrictive Covenants be amended to read:

*Article 7.06 Animals. No animals ~~or any poultry~~ of any kind shall be kept or raised on said lots, except horses, llamas, ducks and geese (not to exceed two (2) of any combination of llamas, ducks, horses and geese in number, and provided the lot is three (3) acres or larger), and household pets, not to exceed three (3) in number.*

Mr. Cary's motion was seconded and passed on a unanimous voice vote. A member questioned whether the original proposal could be changed. Ms. Cochran suggested that the proposed amendment could be changed, but that none of the proxies which were submitted based on the original proposal could be voted on the changed amendment. Dr. Olson then suggested that the submission of the proposal by Brigitte & Frank Welsch constituted a motion to amend the Declaration of Restrictive Covenants and asked if there was a second. Mr. Bonwell seconded the motion. After discussion, the motion, which would require a positive vote of two-thirds ( $\frac{2}{3}$ ) of all of the lots in The Ridges, was defeated with only thirteen (13) votes **for** the proposed amendment.

Dr. Olson then recognized Ms. Embertson, Chair of the Nominating Committee. Ms. Embertson reported that the number of Board members had been increased from five to six, the sixth member to be the Association's representative to the 285-South Coalition. She also reported that she and Steve Cary, having served three terms on the Board of Directors, were not eligible to serve another consecutive term. The Nominating Committee nominated the following slate of candidates for the six Board positions:

Deborah Hayden  
Michel Marx  
Ray Olson  
Estee Roll  
Jim Shanaberger  
Barry Weinstein

Dr. Olson asked if there were any nominations from the floor. There being no further nominations, he then requested a motion to unanimously elect the slate as presented. Upon a motion duly made and seconded, the proposed slate of candidates was elected by acclamation.

There being no further business, the meeting was adjourned on a unanimous voice vote.

Carolyn L. Cochran,  
Secretary of Meeting

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