

The Ridges Landowners' Association, Inc.

MINUTES OF MEETING OF MEMBERS

December 5, 2001

The members of The Ridges Landowners' Association, Inc. held their annual meeting on December 6, 2001 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 at approximately 8:00 p.m. He asked Carolyn Cochran to call the roll.

Present in person were John Brown (Lot 71), Jane Burns & David Gamble (4), Cynthia Coates (82), Karen Embertson (80), Jeremy & Bernadette Forman (83), Jerry & Karen Fornell (74), Earl Gilbert (84), Franklin & Mary Gill (39), Deborah Hayden (63), Rob & Gloria Hayden (7), Victor Hesch (13), Caroline Kingston-Trucco (65), Dave & Eva Kingston (43), John & Marilyn LaRowe (47), Ron & Kay Loch (26), Jeff & Estee Roll (21), Bill Schmal & Linda Day-Schmal (50), Jim Shanaberger (75), Kevin Sloan (34), Susan & Doug Svetnicka (81), Roger & Jeanne Tilkemeier (24), Olin & Linda VanDyck (28), Barry Weinstein (72), and Charlie & Judy Whiteley (23). Present by proxy were Lots 1, 2, 8, 9, 10, 12, 14, 15, 17, 20, 22, 29, 30, 31, 33, 35, 36, 37, 38, 40, 41, 42, 44, 45, 46, 54, 55, 56, 57, 58, 59, 60, 64, 67, 68, 69, 70, 73, 76, 77, 78 and 85. Of the 84 eligible lots (there is one community lot), owners of 65 lots (77%) 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 then introduced the following new residents who were present at the meeting: Karen & Jerry Fornell, Jane Burns & David Gamble, Victor Hesch, Charlie & Judy Whiteley and Olin & Linda VanDyck.

Mr. Kingston called the members' attention to the handouts that were available: (1) answers to questions about the extension of the gas line; (2) the 2002 budget; (3) and blank proxies for anyone who had not yet voted. He stated that the updated map with residents' names, addresses and phone numbers was being prepared by Karen Embertson and would be mailed out with the minutes of the meeting.

He then thanked past president Ray Olson, and introduced and thanked the current Board of Directors: Jim Shanaberger, Road Committee Chair, Barry Weinstein, Secretary, and Deborah Hayden, US 285 Coalition Liaison, all three of whom are resigning, and continuing members: Estee Roll, Treasurer, and Michel Marx, Chairman of the Architectural Control Committee. He also thanked Karen Embertson for making the map, Abby Weinstein who has edited the *Newsletter* for three years and is retiring from that position at the end of this year, Marilyn LaRowe who has agreed to edit the *Newsletter* next year, Mary Gill for arranging the annual meeting and for agreeing to serve as liaison to the US 285 Coalition, the members of the Architectural Control Committee: Michel Marx, Karen Embertson, Ron Loch, Jeff & Estee Roll, Shelly Paretzkin & Barry Weinstein; and Carolyn Cochran for administrative support.

Ms. Roll gave the treasurer's report. She reviewed the Year 2001 projected actual income and expenses compared to budget and the proposed 2002 budget. She reported the largest expenses are for road maintenance, installation of the gas line, legal & accounting, snow removal and the contribution to the fire department. Mr. Kingston asked for a motion to approve the 2002 budget

and assessments. Franklin Gill so moved; the motion was seconded; and the 2002 budget and assessments were approved as presented.

Mr. Kingston then recognized Dr. Weinstein, Chair of the Nominating Committee. Dr. Weinstein reported that the Nominating Committee had nominated the following slate of candidates for five Board positions:

Steve Cary
Dave Kingston
Michel Marx
Estee Roll
Carlos Trucco

Dr. Weinstein 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.

The next item on the agenda considered by the meeting was the approval of an amendment to the Declaration of Restrictive Covenants as follows:

(1) Paragraph 11.01 of the Restrictive Covenants is amended by adding the following at the end thereof:

In addition to the power to assess for purposes of cleaning and maintaining all properties, the Landowners' Association is hereby granted the power to assess each lot owner for the pro-rata share of costs of providing utilities to each lot, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose .

(2) The Restrictive Covenants are amended by adding the following Article 21 at the end thereof:

ARTICLE 21: ADDITIONAL UTILITIES.

The Landowners' Association may contract with utility companies and contractors for the purpose of installing additional utilities (including but not limited to natural gas lines) to each lot within the Subdivision in addition to those provided by the developer, provided such additional utilities are to each lot within the Subdivision or to any lot owned by the Landowners' Association.

A positive vote by $\frac{2}{3}$ of the lots (56 positive votes) is required to amend the Restrictive Covenants. Votes were collected in writing. The proposed amendment passed with a vote of 59 lots voting for the amendment and 7 lots voting against.

Mrs. Gill gave the U.S. 285 Highway Coalition report. She had information and handouts about Joe Miller's signs, mobile homes and potential cattle operations. She reported that the County Commissioners voted against Amendment 1 to the water moratorium. She thanked the many volunteers who had worked on the median landscaping project.

Mr. Brown reported on the gas line project. He and Mr. Kingston had obtained information from real estate agents and builders that indicated that the availability of natural gas would increase the value of the property by several thousand dollars and make it easier to sell. He informed the membership that properties with yard-lines installed when the line was finished would receive rebates at that time; properties that installed yard-lines after completion would receive rebates on the next annual anniversary of the completion of the installation for up to five years. After five years the rebate will no longer be available. Finally, he reported that thanks to Dave Kingston, our PNM representative had agreed to return to the original price.

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

Carolyn L. Cochran,
Secretary of Meeting

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