

# The Ridges Landowners' Association, Inc.

## MINUTES OF MEETING OF MEMBERS

October 17, 2002

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 17, 2002 at Fresh Peppers 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 7:55 p.m. He asked Carolyn Cochran to call the roll.

Present in person were Tim Ames & Peggy Cross (Lots 9 & 10), Joanne Billingsley (Lot 20), John Brown & Caroline McMichael (71), Jane Burns & David Gamble (4), Ron Deloney (56), John & Karen Ericson (5), Jerry & Karen Fornell (74), Franklin & Mary Gill (39), Deborah Hayden & Nigel Walsh (63), Victor Hesch (13), Dave & Eva Kingston (43), David & Patrice Knauer (8), Henry & Tina Lanman (29), Ron & Kay Loch (26), Michel & Olga Marx (67, 68, 69), David Otori & Sandra Rathgeb (70), Shelly & Rae Paretzkin (45), Eleanor Rappé-Raugust (57), Jeff & Estee Roll (21), Roger Salazar & Michael Wightman (49), Bill Schmal & Linda Day-Schmal (50), Susan & Doug Svetnicka (81), Roger & Jeanne Tilkemeier (24), Carlos Trucco & Caroline Kingston-Trucco (65), Olin & Linda VanDyck (28), and Charles & Judy Whiteley (23). Present by proxy were Lots 7, 14, 17, 19, 30, 31, 42, 44, 47, 64, 72, 76, 78, 80 and 84. Of the 84 eligible lots (there is one community lot), owners of 44 lots (52%) 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, Patrice & David Knauer, Victor Hesch, and Olga Marx.

Mr. Kingston called the members' attention to the handouts that were available: (1) the meeting agenda; (2) the 2003 budget; and (3) information about gates provided by Carlos Trucco. 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 the current Board of Directors: Michel Marx, Chairman of the Architectural Control Committee, Estee Roll, Secretary and Treasurer, Carlos Trucco and Steve Cary. He also thanked John Brown for his work on the gas-line project, Karen Embertson for updating the map, Marilyn LaRowe for editing the *Newsletter*, and Mary Gill for arranging the annual meeting. He recognized and thanked the members of the Architectural Control Committee: Michel Marx, Eleanor Rappé-Raugust, Jeff & Estee Roll, Shelly Paretzkin, Ron Loch and Barry Weinstein. We also would like to thank Kim Dressel for helping the Architectural Control Committee. Finally, we thank Carolyn Cochran for administrative support.

Ms. Roll gave the treasurer's report. She reported that the Association was expected to begin 2003 with an operating reserve of between \$36,000 and \$50,000. With an annual assessment of \$300 per lot, bank interest of approximately \$500 and projected expenses of \$28,128, the Association would expect to end the year with an operating reserve of \$46,500, repair/replacement fund balance of \$14,000 and legal expense fund balance of \$5,000 for total fund balances of approximately \$65,000. Mr. Kingston stated that there were various proposals that the Board of Directors wanted to bring before the members before voting on the proposed 2003 Budget.

Mr. Kingston recognized Board member Carlos Trucco, who gave a presentation on a proposal to install a security gate. The gate would deter uninvited visitors to The Ridges, slow down traffic into The Ridges, reduce congestion and improve property values; the downside is the expense: \$30,000 for complete installation and monthly expenses for phone service and electricity. Mr. Kingston explained that he was asking for a vote to find out if residents were interested in acquiring a security gate. If there was substantial interest expressed at the meeting, the proposal would be mailed to all of the landowners and a yes or no vote would be held in the Spring of 2003. He then called for a show of hands on the issue. There were nine votes for the security gate project and approximately twice that many opposed to the project.

Mr. Kingston then reported on the roads. The Association is responsible for maintaining Alma Drive. Alma Drive will eventually need to be repaved, however, the Board of Directors proposes to reseal it at this time in hopes that it will last another three or four years before repaving is required. The Board also proposes the paving of the portion of Principe de Paz from Agua Viviendo to Buen Pastor at a cost of approximately \$34,000 and the paving of 220 yards of Agua Viviendo, 18 feet wide, from Principe de Paz to Immanuel at a cost of \$8,000. The money would come out of the Association's reserves and there would be no special assessment or increase in the annual assessment. Before voting on the road projects, Jeff Roll requested that a vote be taken on not collecting an annual assessment in 2003. Jeff Roll moved that there be no annual assessment for 2003; David Knauer seconded the motion; the motion was defeated on a show of hands with four voting for the motion and more than a majority of the meeting voting against. Mr. Kingston then requested a motion on the road projects. Estee Roll moved that \$34,000 be added to the annual budget for the proposed paving of Principe de Paz; Olin Van Dyck seconded the motion; the motion carried on the positive vote of more than a majority of the lots represented in person and by proxy. There was an alternative proposal from the floor to add basecourse to all of the unpaved roads rather than paving a portion of Agua Viviendo. Mr. Kingston stated that would cost more than the paving project. Roger Salazar moved that \$8,000 be added to the annual budget for the proposed paving of Agua Viviendo; Nigel Walsh seconded the motion; the motion was defeated by a narrow margin. Michel Marx moved approval of the 2003 Budget as presented with the addition of \$34,000 for the paving project; the motion was seconded and carried on a unanimous voice vote.

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

Steve Cary  
Dave Kingston  
Michel Marx  
Carlos Trucco  
Olin Van Dyck

Mr. Kingston 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. Franklin Gill so moved; the motion was seconded, and the proposed slate of candidates was elected by acclamation.

Mr. Kingston gave a status report on the gas line project: a total of 57 landowners signed up; 47 signed up in time to receive rebates upon connection in 2002. Future rebates will become available in September of each year for the next four years, contingent upon the landowner hooking up to PNM gas service. At the present time, there are 40 homeowners who have connected to PNM's natural gas service and the rest should be hooked up by early November.

Mr. Kingston then discussed ways to save piñon trees from bark beetles. Doug Svetnicka volunteered to investigate the cost of hiring a truck to haul away dead trees; it would be up to landowners to cut down dead trees and haul them to the road. Jeff Roll volunteered to remove the dead trees from the community lot for the cost of a dump permit. These two items will be brought up at the next meeting of the Board of Directors.

Finally, Mr. Kingston reported on a meeting he attended about security. Neighborhood Watch is the best way to prevent crime in your neighborhood. The Board of Directors may investigate having bumper stickers made to identify the vehicles of landowners; members who spot a vehicle without a Ridges bumper sticker could note the make, model and license number, to aid in the investigation of any crimes that might be committed.

There being no further business, upon a motion duly made and seconded, the meeting was adjourned on a unanimous voice vote.

Carolyn L. Cochran,  
Secretary of Meeting

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