

The Ridges Landowners' Association, Inc.

MINUTES OF MEETING OF MEMBERS

October 23, 2003

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 23, 2003 at SteaksSmith at El Gancho, 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 8:15 p.m. He asked Carolyn Cochran to call the roll.

Present in person were Tim Ames & Peggy Cross (Lots 9 & 10), John Brown (71), Cynthia Coates (82), Steve Cary (60), Karen Embertson (80), John & Karen Ericson (5), Ken Ferjancic & Andrea Maxwell (76), Jerry & Karen Fornell (74), Franklin & Mary Gill (39), Bob & Gloria Hayden (7), Dave Kingston (43), Henry & Tina Lanman (29), Ron & Kay Loch (26), Michel Marx (67, 68, 69), James & Judy Nelson-Moore (40), David Otori & Sandra Rathgeb (70), Shelly & Rae Paretzkin (45), Arthur & Judith Reeder (77), Jeff & Estee Roll (21), Diann Sullivan (58), Susan & Doug Svetnicka (81), Roger & Jeanne Tilkemeier (24), Olin & Linda VanDyck (28), Frank Welsch & Brigitte Philipp (30), and Carol Wilson (25). Present by proxy to Dave Kingston were Lots 1, 14, 17, 19, 22, 31, 36, 42, 44, 46, 55, 62, 65, 72 and 84; present by proxy to Tim Ames was Lot 4; present by proxy to Jeff Roll was Lot 47; and present by proxy to Roger & Jeanne Tilkemeier was Lot 23. Of the 84 eligible lots (there is one community lot), owners of 46 lots (54%) 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: Judith and Arthur Reeder; and Frank Welsch and Birgitte Philipp, who have recently moved to Santa Fe and may be Ridges residents by this time next year.

He then thanked the current Board of Directors: Steve Cary, Treasurer, Michel Marx, Chairman of the Architectural Control Committee, Carlos Trucco, Secretary and Olin VanDyck, Roads. He also thanked Marilyn LaRowe for editing the *Newsletter*, Karen Embertson for updating the map and Mary Gill for arranging the annual meeting. He recognized and thanked the members of the Architectural Control Committee: Michel Marx, Victor Hesch, Henry Lanman and Ron Loch. Finally, he thanked Carolyn Cochran for administrative support.

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

Brent Bonwell
Steve Cary
Dave Kingston
Carlos Trucco
Olin Van Dyck

Mr. Kingston asked if there were any nominations from the floor. Judy Whiteley was nominated and the nomination was seconded. Steven Cary volunteered to withdraw from the slate if Ms. Whiteley received enough votes (a majority of the lots present at the meeting) to be elected. Ms.

Whiteley received 24 votes. Mr. Kingston then requested that the revised slate be accepted and the following slate was elected:

Brent Bonwell
Dave Kingston
Carlos Trucco
Olin Van Dyck
Judy Whiteley

Olin Van Dyck then reported on the roads. He reported that over the years the Association has spent from \$1,200 up to \$79,509 on road with The Ridges and for maintaining Alma Drive, for which the Association is responsible. The expenses of \$79,509 in 1998 and \$50,800 in 2003 included large paving projects. The \$50,800 spent in 2003 came from the annual assessments and a reduction in the operating reserve. He reported that the Board could spend up to \$13,800 on various road projects in 2004 and allocate \$1,500 to the Repair & Replacement fund for future projects. He also reported that any excess of revenue over expenses in 2004 would increase the operating reserve so that the Association could keep the annual assessment at \$300 per lot and, hopefully, pay for more expensive road maintenance and paving projects in the future from reserves, rather than requiring special assessments.

Mr. Kingston reported that during 2003 the Association had spent \$1,000 on brush removal within the Subdivision and tree removal and chipping on the community lot in the wake of the piñon bark beetles. He recommended that neighbors get together to hire help to deal with the dead trees on their streets.

Steve Cary gave the 2003 Year-to-Date Financial Report, reported on an assessment that will probably remain uncollectible because the lot is currently in foreclosure, and discussed the 2004 proposed budget. On a motion duly made and seconded, the annual assessment of \$300 per lot and the proposed budget for 2004 were accepted on a unanimous voice vote.

Before giving up the floor, Mr. Cary heartily thanked Dave Kingston. Individuals may only serve on the Board for three consecutive years and as President for only for two consecutive years. Previously, Dave Kingston served on the Board of Directors of The Association for three years, two of those as President, rotated off and then was elected to the Board for three more years, two of those as President. **Thank you, Dave!**

Mr. Kingston asked if there was any new business. A problem with telephone service in The Ridges was briefly discussed. Another resident mentioned that the Alma Drive sign is missing. The road committee will investigate.

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

File No. 7537-000
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