

# The Ridges Landowners' Association, Inc.

## MINUTES OF MEETING OF MEMBERS

October 22, 2006

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 22, 2006 at The Legal Tender/Railroad Museum, Lamy, New Mexico. The meeting was called by the Board of Directors pursuant to notice. The President, Judy Whiteley, called the meeting to order at approximately 3:50 p.m. She asked Carolyn Cochran to serve as secretary of the meeting.

Present in person were Tim Ames & Peggy Cross (Lots 9 & 10), Donna Barnsley (50), Ron & Mitzi Billingsley (20), Dick Carlson (61), Karen Embertson (80), John & Karen Ericson (5), Tim Haggerty & Diann Sullivan (58), Bob & Gloria Hayden (7), Victor & Yolanda Hesch (13), Dave Kingston (43), Henry & Tina Lanman (29), Jack & Marilyn LaRowe (47), Melinda Littlejohn & Brian Lewis (39), Velva Merrick (19), Rae Paretzkin (45), Eleanor Rappe-Raugust (57), Arthur & Judith Reeder (77), Ted Schooley (64), Patty Sciarrotta (54), Anne & Douglas Smith (83), Larry & Maggi Socea (22), Fred & Nancy Strauss (37), Susan & Doug Svetnicka (81), Jack Sweeney (16), Amy Taylor (27), Roger & Jeanne Tilkemeier (24), Michael & Patricia Turpen (3), Olin & Linda VanDyck (28), Frank Welsch & Brigitte Philipp (30), and Charles & Judy Whiteley (23). Present by proxy were Lots 14, 15, 17, 21, 31, 34, 42, 44, 48, 53, 55, 62, 65, 72, 73, and 76. 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.

Ms. Whiteley welcomed the members and began the meeting with a brief description of the rationale behind the proposed revisions to the Association's Declaration of Protective Covenants and the process by which the Revisions Committee drafted the document, reviewed it with the Board and hosted focus groups to review it and revise it again in response to comments. She reported that there had been so many valuable comments and suggestions that the Board had agreed to postpone the vote on the proposed revisions to allow for more input and revisions before the vote. She asked for a show of hands on whether the members thought the Board should continue working on the project and bring it to a vote later. The members in attendance voted 21 for continuing the project; 5 were opposed to pursuing the project. The Board requested input in writing via e-mail or snail mail or hand delivery to any Board member by the second week in November. There was a suggestion that the members be given more time for initial input. On a show of hands the members in attendance voted 18 for the early November deadline; 12 voted for a longer deadline. There was a lengthy discussion of how to reconcile different points of view and resolve complex issues. The Board will send a mail or e-mail notice to all of the members soliciting comments and suggestions on the proposed revisions to the Covenants and make revised drafts available for further comment before the document is finalized for a vote. A resident asked why proposed revisions had not been made to the Bylaws at the same time as to the Covenants. The President responded that the Documents Revision

Committee had spent and continues to spend a substantial amount of time on the revisions to the Covenants and that because of time constraints the Committee was working on the documents one at a time.

The next item considered by the meeting was the minutes of the 2005 annual meeting. The minutes were approved on a show of hands vote.

Ms. Whiteley recognized the Treasurer, Mr. Reeder, to present the proposed 2007 Budget. Mr. Reeder noted that the largest expenses were for road maintenance, communication, insurance and the contribution to the Fire Department. Mr. Reeder moved that the 2007 Budget be approved as presented. The motion was seconded and, following some discussion, was adopted on a written vote of 39 for, 4 against.

Ms. Whiteley then introduced Tim Ames to give the Nominating Committee report. The committee, consisting of Tim Ames, Marilyn LaRowe and Patty Sciarrotta, nominated the following slate of candidates for the six Board positions:

Dick Carlson  
Eva Kingston  
Tina Lanman  
Arthur Reeder  
Anne Smith  
Doug Svetnicka

Ms. Whiteley asked if there were any nominations from the floor. There being no nominations from the floor, the nominations were closed and members were asked to vote for six candidates by ballot. The slate of nominees was elected as presented.

Fred Strauss, the 285 Coalition liaison, reported on PNM's Electric Line Upgrade Variance Request to the Santa Fe County Commissioners. The US 285 Coalition is actively opposing the request. Association members will be advised of the dates and times of County Commission meetings on the issue.

There was no discussion of old business.

Under new business, Mr. Schooley asked for recommendations for good internet service in The Ridges.

Ms. Whiteley thanked all of the volunteers who had worked for the landowners association during 2006, including but not limited to the nominating committee, the architectural control committee, the roads committee, the Strausses who served as 285 Coalition liaison, the documents revision committee, the focus groups, the *Newsletter* editor, Marilyn LaRowe and all of the contributors, the emergency communication committee, the people who worked on the PNM issue and the water emergency, the mystery mower, Patty Sciarrotta who served as water board liaison, Tina Lanman for organizing the annual meeting and the pancake breakfast and all

of the people who contributed to the pancake breakfast, Karen Embertson for preparing the map, the volunteer Board of Directors and anybody and everybody who helped out this year!

There being no further business, upon a motion duly made and seconded, the meeting was adjourned on a unanimous voice vote at approximately 5:15 p.m.

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Carolyn L. Cochran,  
Secretary of Meeting

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