

The Ridges Landowners' Association, Inc.

MINUTES OF MEETING OF MEMBERS

October 27, 2005

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 27, 2005 at Steaksmith at El Gancho, Santa Fe, New Mexico. The meeting was called by the Board of Directors pursuant to notice. The President, Olin van Dyck, called the meeting to order at approximately 8:20 p.m. In the absence of Brent Bonwell, he asked Carolyn Cochran to serve as acting secretary.

Present in person were Tim Ames (Lots 9 & 10), John Brown (71), Dick Carlson (61), Karen Embertson (80), Bill Farmer & Michael Larson (41), Jerry & Karen Fornell (74), Mary Gill (39), Tim Haggerty & Diann Sullivan (58), Dave Kingston (43), Henry & Tina Lanman (29), John & Marilyn LaRowe (47), Kay Loch (26), Robert & Jeana Lopas (60), Art & Velva Merrick (19), David Ohoi & Sandra Rathgeb (70), Shelly & Rae Paretzkin (45), Arthur & Judith Reeder (77), Jeff & Estee Roll (21), Larry & Maggi Socea (22), Fred & Nancy Strauss (37), Susan & Doug Svetnicka (81), Roger & Jeanne Tilkemeier (24), Olin & Linda VanDyck (28), Nigel Walsh (63), Frank Welsch & Brigitte Philipp (30), and Shari Weinstein & Michele Williams (49). Present by proxy were Lots 1, 4, 7, 13, 23, 46, 72, 73, 75 and 79. Of the 84 eligible lots (there is one community lot), owners of 37 lots (44%) 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. van Dyck welcomed new residents, Art & Velva Merrick, Larry & Maggi Socea, Frank & Brigitte Welsch, Fred & Nancy Strauss, Michele Williams & Shari Weinstein to The Ridges. He also welcomed, *in absentia*, Holly Dyer, Terry & Patricia Sciarrotta, and Rory & Cherie Hayostek, who sadly were not present to welcome in person.

He then called on Carolyn Cochran to give the Treasurer's Report in Judy Whiteley's absence. Ms. Cochran reported that the 2005 income and expense projections had been mailed with the meeting notice and that extra copies were available at the meeting. She reported that the roads committee had not used all of the funds allocated to road maintenance and that the difference would be added to the general fund for future road work. The 2006 Proposed Budget, 2005 projected actual and historical income & expenses (1995-2004) are attached to these Minutes and incorporated herein.

Mr. van Dyck then discussed a handout showing a plan for future road expenses (attached to these Minutes and incorporated herein by reference). The Five-Year Road Plan showed annual expenses for road maintenance averaging roughly \$26,400 per year for 5 years. Both gravel and paved surfaces would be maintained under the plan. Mr. van Dyck reported that if the pavement is left unmaintained, it can become unsalvageable after some years. With annual assessments at \$300 per lot and a small amount of interest income each year, annual income is around \$25,600; non-road expenses average around \$8,575 per year; snow removal expenses vary, leaving \$15,000 to \$17,000 per year for road maintenance. The road committee will present the completed proposal to the incoming Board of Directors for the members to amend the budget for 2006 to increase road maintenance and raise the annual assessment. If the plan were continued through subsequent years, most of the maintenance could be funded by moderate increases in the annual assessment with no special assessments. Mr. van Dyck also explained that using gray basecourse instead of Santa Fe brown on the roads would keep the expense down; he passed around samples of each type of material. Robert Lopas said that the

Highway Department no longer attempts to use Santa Fe Brown basecourse because of unfavorable quality and cost. By show of hands, the members indicated interest in pursuing the Five-Year Road Plan.

Mr. van Dyck noted that the proposed 2006 budget was organized by expense groups, *i.e.*, repair & maintenance, overhead, contributions, *etc.*, so that the membership could vote on the six broad categories, but leave specific allocations within the categories to the Directors' discretion. Following this discussion, Arthur Reeder moved that the 2006 Budget be approved as presented. The motion was seconded and carried on a unanimous voice vote.

Mr. van Dyck then introduced Marilyn LaRowe to give the Nominating Committee report. The committee, consisting of Judy Whiteley, Marilyn LaRowe and Tim Ames, had approached a number of individuals and had found more than five excellent candidates who were willing to serve on the Board of Directors. The committee nominated the following slate of candidates for the five Board positions:

Arthur Reeder
Doug Svetnicka
Judy Whiteley
Richard ("Dick") Carlson
Tina Lanman
Fred Strauss

Mr. van Dyck 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 five candidates by ballot. The five candidates who were elected to serve on the Board are: Arthur Reeder, Doug Svetnicka, Judy Whiteley, Dick Carlson and Tina Lanman.

Mr. van Dyck stated that the Bylaws do not make it clear when the new Directors take office and when the officers must be elected. He suggested that the Bylaws need to be amended to make this clear. In the meantime he reported that the Directors elected tonight would serve for a calendar year beginning January 1, 2006 and that a meeting of them to elect officers should be held some time before the 1st of the year.

Mr. van Dyck then called upon Jerry Fornell to give a report from the Architectural Control Committee ("ACC"). Mr. Fornell reported that the committee had passed a number of resolutions that were being implemented on new construction: the construction deposit was increased to \$3,000; construction activities must cease by 7:00 p.m.; for any property improvements, the committee will require that the owner show that all adjoining property owners indicate in writing that they have been notified of the project. After lengthy discussion, it was the consensus of the meeting that there must be significant communication among the ACC, the property owner and the general contractor on any construction project and the general contractor must be held accountable for all of the crews working on the site.

The US 285 Coalition liaison reported that the coalition has been trying to address the "used car lot" near the gas station.

There was no discussion of old business.

Mr. van Dyck recognized Tina Lanman, who had researched alternative locations for the annual meeting. The Board had asked her to investigate spaces that could more comfortably accommodate our group. She had contacted Quail Run and Galisteo Inn, among other places. She was impressed with Quail Run, however, Quail Run would cost \$46.00 per person plus a room charge versus the Steaksmitth that costs \$26.00 per person with no additional room charge. Other options that could be considered include finding a suitable space and having the event catered. Brigitte Welsch suggested having the meeting in a resident's house that had sufficient space. Roger Tilkemeier suggested that the Board consider offering cocktails and appetizers, then starting the meeting (earlier) without having dinner. The Board requested input from the membership on an advisory ballot. Results of the advisory vote were: 18 voted that this location is adequate and the Association should not increase the subsidy of the meeting; 10 voted to hold the annual meeting at a location with more space and better facilities; 11 stated they would be willing to pay more for a better space; 3 voted to increase the subsidy; 9 who voted for a better space voted no to increasing the subsidy (in addition to the 18 above who voted no to increasing the subsidy).

Mr. van Dyck then reported that the Road Committee was seeking guidance from the landowners with regard to mowing. The Committee could not hire an independent contractor to mow this year and ultimately rented a machine and mowed with volunteer labor. The question posed to the membership on an advisory ballot was whether to mow "more" in 2006 than this year, "the same" or "less." Karen Embertson stated that mowing was not the solution, that noxious weeds should be pulled by the roots. She suggested that each landowner should be responsible for his/her own road frontage. Roger Tilkemeier suggested that if the roadside were mowed earlier, invasive grasses would not go to seed. Mr. van Dyck reminded the members that the Association was unable to hire anyone earlier this year. Jeana Lopas suggested that this was an unusually wet year in the desert and that future years were unlikely to have such vegetation problems. Brigitte Welsch requested that the arroyo crossing not be mowed because it provides habitat; others stated that when the arroyo crossing is mowed it encourages its use as a trail or ATV road. The results of the advisory vote: 7 mow more, 18 mow the same, and 7 mow less.

Dave Kingston offered to remove any Siberian elms in the subdivision on request of the property owner.

Nigel Walsh asked about the water district and was informed that the purchase of the water utility is complete.

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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