

The Ridges Landowners' Association, Inc.

MINUTES OF MEETING OF MEMBERS

October 26, 2008

The members of The Ridges Landowners' Association, Inc. held their annual meeting on October 26, 2008 at the Eldorado Community Center, Santa Fe County, New Mexico. The meeting was called by the Board of Directors pursuant to notice. The President, Anne Smith, called the meeting to order at approximately 3:30 p.m.

Present in person were Dick & Holly Altman (55), Donna Barnsley (50), Dick Carlson (61), Karen Embertson (80), Ken Ferjancic (76), Karen & Jerry Fornell (74), Tim Haggerty & Diann Sullivan (58), Victor Hesch (13), Dave & Eva Kingston (43), Jim & Nancy Lacy (17), Henry & Tina Lanman (29), Jack & Marilyn LaRowe (47), Velva Merrick (19), Stephane & Rasjida Ligtelyn (34), Patty Sciarrotta (54), Anne & Doug Smith (83), Fred & Nancy Strauss (37), Jack Sweeney (16), Roger & Jeanne Tilkemeier (24), Olin VanDyck (28), and Frank Welsch (30). Present by proxy were Lots 9,10, 21, 23, 25, 26, 35, 53, 62, 72, 73, and 77. Of the 84 eligible lots (there is one community lot), owners of 33 lots (39%) 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. Smith welcomed the members and asked everyone to introduce themselves. She thanked the Roads Committee, Dave Kingston, Chair, Tim Ames, John Brown, and Olin vanDyck; the Architectural Control Committee, Jerry Fornell, Chair, Annie Ferjancic, Victor Hesch, Henry Lanman, Jack LaRowe and Ron Loch; Newsletter Editor, Marilyn LaRowe, and Jack LaRowe for his contributions to the Newsletter; Security, Victor Hesch.

Ms. Smith briefly discussed the goals that the 2008 Board set for itself: (1) communicate better with members, and (2) repaving Alma Drive. She stated that the Board worked toward the first goal with letters, articles in the Newsletter and invitations to members to attend Board meetings if they had issues that they wished to discuss. The second goal was accomplished by collecting contributions toward the roadwork from Dr. Murt Byrne and the residents of Cimarron; thereafter the Roads Committee hired a contractor to complete the work on the road.

Ms. Smith introduced Patty Sciarrotta who would serve as facilitator of the meeting. Ms. Smith stated that the Board agreed to change to the format of the meeting, making it less social and more business-like. The facilitator was a neutral conductor of the meeting whose goal would be to give everyone who wanted to speak on an issue a chance to speak and all sides of any issues raised an opportunity to be heard. One member objected to having a facilitator. He was dismayed that the Board felt it necessary and he pointed that the facilitator is a resident and might have vested interests of her own. Ms. Sciarrotta responded that the concern was a valid one and that, if at any time the group felt that she was not neutral, she would stop. She further stated that Ms. Smith was the presiding officer at the meeting; Ms. Sciarrotta was there to establish certain ground rules for the meeting, make sure those rules were followed and capture the concerns expressed by the group.

The ground rules established by Ms. Sciarrotta were (1) one person speaks at a time; each member is encouraged to express his or her opinion in turn; (2) listen respectfully; (3) limit comments to three minutes; (4) no side conversations while a member is speaking. During the discussions of issues, Ms. Sciarrotta kept a written record of the issues on large poster-sized papers that were posted where the members could see. She stated that she would not move on until the members expressed satisfaction that all of their concerns on an issue had been captured on paper. She introduced two amendments to the agenda of the meeting: Dave Kingston will speak on roads under item 4, "Financial Report" and a new item "Evaluation of the Meeting Process" would be added to the end of the agenda.

The first item of business considered by the meeting was the minutes of the 2007 annual meeting. Karen Embertson proposed an amendment to the minutes as presented to expand upon the PNM rebate discussion. Frank Welsch seconded the motion. Mr. vanDyck pointed out that the purpose of minutes is to record any legal actions taken at a meeting. The motion to amend the minutes was defeated with one vote for the amendment, 19 against and one abstention; The minutes were subsequently approved as written.

Eva Kingston, the Treasurer, presented a brief review of the proposed 2009 Budget, then asked Dave Kingston to discuss the roads budget. Mr. Kingston discussed the roads and the need to put sealant on Principe de Paz. He reported that the Committee has found a good contractor who will fill the larger cracks for \$2,900 and seal the first section of Principe de Paz for \$21,000. The Committee will spend another \$1,500-\$2,000 for mowing and grading. The current plan for the roads includes sealant on the second section of Principe de Paz (\$10,000, \$14,000-\$15,000 total expense) in 2010, just crack filling at very little expense in 2011, miscellaneous repairs as needed in 2012; the Committee plans to add sealant to a section of the paved roads every five years. The cost of road maintenance will vary according to current market prices for petroleum products. Mr. Sweeney asked if projects were put out to bid. Mr. Kingston replied that estimates were obtained from more than one contractor for each project, but that there is not a formal bid process. The members voted in favor of the proposed 2009 Budget by ballots and proxies, 27 for and 2 against.

Dick Carlson gave the Nominating Committee report. Mr. Carlson thanked Nancy Strauss for organizing the committee's efforts. Dick Carlson and Tina Lanman have served on the Board for three years and are rotating off the Board; Ken Ferjancic and Fred Strauss have two years of eligibility to serve remaining; and Eva Kingston and Anne Smith have one year of eligibility remaining. The committee, consisting of Dick Carlson, Nancy Strauss and Art Merrick, nominated the following slate of candidates for the six Board positions:

Dick Altman
Ken Ferjancic
Tim Haggerty
Eva Kingston
Anne Smith
Fred Strauss
Frank Welsch

Mr. Carlson asked if there were any nominations from the floor. There being no further nominations from the floor, the nominations were closed. The candidates gave brief statements, then members were asked to vote for six candidates by ballot. Thirty-one lots voted in the election; five voted for fewer than six candidates. The nominees received the following votes:

Dick Altman 24
Ken Ferjancic 26
Tim Haggerty 27
Eva Kingston 29
Anne Smith 29
Fred Strauss 28
Frank Welsch 9

Dick Altman, Ken Ferjancic, Tim Haggerty, Eva Kingston, Anne Smith and Fred Strauss were elected to fill the six seats on the Board of Directors during 2009.

Under old business, Victor Hesch gave a Neighborhood Watch Report; Jerry Fornell thanked the Architectural Control Committee and reminded members that approval is required on all projects (not just new construction, but renovations and remodels, too) and requested that members refrain from construction activities on Sundays because it is too noisy.

Mr. Sweeney brought up the issue of utility poles in The Ridges. The Board was asked to review whether the utility poles and lines are within the utility easement. Mr. LaRowe informed the members that complaint forms are available on the New Mexico Public Regulation Commission web site at www.nmprc.state.nm.us. Victor Hesch read a letter from new residents, David & Mary Elizabeth Eisenberg. The Board was asked to write a letter to the New Mexico Public Regulation Commission and/or the County Commission on behalf of the landowners about unsightly above-ground utility poles in sight of the subdivision.

Under new business, Eva Kingston suggested that the Board consider decreasing the number of Directors from six to five. After some discussion, the members voted unanimously to advise the Board to reduce the number to five.

Anne Smith reported that it had been suggested to her that the Board consider using e-mail instead of U.S. postal mail for communications to members. Ms. Smith asked for a show of hands on the issue; 12 voted for using e-mail; 7 were opposed. It was proposed that each member be allowed to choose a preferred medium. The Board agreed to send a form to all members so that each member may elect to receive Ridges communications via e-mail or postal mail. The meeting also discussed "emergency" notifications by e-mail. Members will be given an opportunity to opt out of receiving such notifications.

Ms. Smith asked for feedback on the nominating process used this year in which every member was mailed a Declaration of Candidacy/Nomination form in an attempt to obtain greater involvement in the nominating process. It was suggested that the form could be included in the Newsletter instead of a separate mailing.

The meeting next discussed the structure of the annual meeting. Most of the members agreed that they like the place and structure of this year's meeting, but would like a shorter meeting.

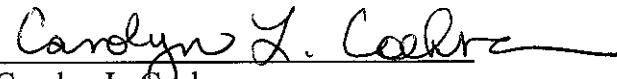
There was a discussion of political signs in The Ridges. Some members would like to see the Covenants strictly enforced in this regard.

Next the meeting discussed the issue of speeding in the subdivision. Members suggested more speed limit signs and speed bumps; other members oppose additional speed bumps. Some members would prefer speed "tables" to "bumps."

Before adjournment, Ms. Sciarrotta asked the meeting to evaluate the meeting process. It was the consensus of the meeting that the meeting was well run; the facilitator did a good job and remained neutral. However, the meeting was too long and there was too much minutiae. Ms. Sciarrotta pointed out that it was in the ground rules that each member would be allowed to express his or her views on issues of concern to him or her.

Ms. Sciarrotta's notes are attached hereto and made a part hereof.

There being no further business, upon a motion duly made and seconded, the meeting was adjourned on a unanimous voice vote at approximately 6:00 p.m.



Carolyn L. Cochran,
Secretary of Meeting

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