

## **Rustic Ridge Board Meeting July 3, 2014**

**Welcome** - The meeting was called to order shortly after 6:30 PM by Ridge Association President, Doug Denise.

- In attendance: Janet Abel, Catherine Broadhead (by phone), Doug Denise, Julie Haskins, Lucy Livingston, John Powell (by phone), Mary Snyder, Bob Ziegenhagen, Carol Ziegenhagen
- Absent: Joanna Walker, Roy Martin

**Approval of Minutes** - Approval of the minutes was postponed in anticipation that the secretary, Joanna Walker, would be coming. In her absence the minutes were not readdressed.

### **President's Report**

- The Board's appeal of the Five Acre Property Tax Assessment appears to have been successful. Joanna had previously indicated that the Town's initial assessment of \$45,000 was reduced to closer to what we paid, \$3,800. Doug voiced concern that this reduction might not be permanent and said he would follow up.
- Doug reported on his recent discussion with Aimee Minnick of the National Christian Foundation, current owners of the campus. Aimee said she had no progress to report at the moment but was quite hopeful that by the end of 2015 they would have positive news. Aimee said a group headed by Alan Shapiro wishes to use the campus and parts of the town as a backdrop for an upcoming movie. He will be here in July and Aimee asked that we accommodate him as much as possible.
- Doug proposed that the Board should follow the bylaws more closely concerning the nomination and election of Associate Members. The Board broadly agreed with his proposal that we have a formal ceremony at the Annual Meeting for accepting Associate Members complete with a certificate of membership. The Board might meet once more before the Annual Meeting if there are people to be brought up for election.
- The Board confirmed the staffing of the Nominating Committee for Association positions. Charlotte Martin will continue as chairperson, assisted by Joanna Walker, Leslie Kritchko, Catherine Broadhead, Lucy Livingston. As President of the Association, Doug Denise is automatically on the committee, as well.

### **Treasurers Report -**

- Carol Ziegenhagen submitted the attached updated budget, saying that both income and expenses this year should be close to budgeted levels. A last minute payment brought Members' payments up to 55 out of 60 and Associates' payments totalled 28

out of 40. She cautioned that we do not yet have all the bills from the Road Committee and that could swing the totals significantly.

- Carol visited several Ridge residents who are not Association members, trying to get them to join. Doug said we should all try to recruit new members. Lucy said she invited all people to lobster dinner regardless of whether they were a member or not, hoping the event helps non-members feel part of the Association.

### **Committee Reports**

- Youth Activities - Catherine and Julie reported on their program and mentioned they needed additional volunteers. They will talk it up during the July 4 parade. They emphasized that a responsible teenager or adult needs to accompany children for these events, that the committee members do not want to be “baby sitters” and they do not want to assume legal risks. Lucy led the board in thanking the committee for their good work.
- Ridge Finances - Doug reminded the Board that we approved a dues increase and timing change for the 2014-2015 year but the changes need to be approved by the annual meeting. Doug will send out a letter to notify members before the Annual Meeting but suggested that we have some private discussions with different family groups so it doesn't come as a surprise. The Board decided to continue with the timing change sending out dues invoices in the late summer or early fall. The Board, however, decided to postpone the dues increase to the 2015-2016 fiscal year.

The Board discussed and approved a policy statement directing the Board to reassess our dues levels at least every three years.

- Fire Safety - The Board offered thanks to all who successfully opened up the fire exit of Cliff Road. Alan Abel reported that the Road still needs a little work and that Steve Wiggins will be filling in one low-lying area and will remove some rocks to widen some sections. Alan made some wooden horses and signs to alert people that this was an emergency egress to be kept clear. Doug will retrieve the Association's fire safety brochure and resend it to members, letting them know the road is now functional in emergencies.
- Common Land Study Group - Lucy reported on her attendance at a Town Open Space Committee meeting and heard Trust for Public Land presentation. They have done due diligence on the potential Northfield Forest purchase, looking at both the East Northfield Water Company and the land itself. They determined that the \$2 million sale price was appropriate and they found the water company is well run. The town was interested in participating in management with the State because it is used significantly by town residents. Lucy asked Wendy Lavalley to serve on the committee and she agreed. Her experience on the board of Mount Grace makes her a helpful asset.
- Roads - Alan Abel will meet with Steve Wiggins next week to discuss road improvement priorities for 2014-2015. He will focus on several sections, including Willows (partly washed out) and Ledge Way (Shoulder erosion and puddling). Mary

Snyder asked if there was something we could do with the wet area across her property.

### **Old Business**

- New Ridge Logo. The winning logo was number one, the circle with trees. Catherine was thanked by the board for her creative guidance and persistence in making this happen.
- Lucy reported that 75 people have signed up for the Lobster fest to be held July 5th at the Club pool. She asked for a received additional volunteer helpers.
- Lucy also reported that the trees that fell across the tennis courts had been removed already by Steve Wiggins. Some repair work will have to be done on both the surface and the fence.

### **New Business**

- Vendors - After discussion, the Board agreed that we did not want individuals selling merchandise at the Annual Meeting.
- Barking Dogs - Some Ridge residents leave their dogs alone in the cottage for extended times during the day and are unaware when the dogs bark annoyingly. The Board agreed that concerned neighbors should address the dog owners directly rather than using the Board to intervene.

**Next Meeting** - The next meeting will be at 2pm after the Annual Meeting on August 2. It is possible that a meeting might be inserted before then if new Associate Members are being proposed.

Submitted July 4, 2014; Bob Ziegenhagen