

Minutes of the Annual Meeting of the Rustic Ridge Association, Inc., held Saturday, August 13, 1977 at 2:00 P.M. at the Music Hall of the Northfield Schools.

Meeting was called to order by the President, Mr. David Berger.

Rev. Alexander Babos opened the meeting with prayer.

The call of the meeting was read by the Clerk, Miss Gertrude Lauber.

At this time the President welcomed the new members and owners of cottages on the Ridge: Mr. & Mrs. David England (White cottage on West Lane); Miss Mary Giles (Washburn cottage); Mr. and Mrs. Michael Kent (Page cottage)

The minutes of the previous meeting were read and approved as read.

Report of President: "This year Northfield has seen a drastic change. The Inn which was so much a part of the scene and life of Ridge residents has now gone the way of a previous landmark, The Chateau. --- We are indeed grateful that certain resources are still available for our use, namely the golf course and pool. --- . May I again urge the residents who use the Northfield Schools' tennis courts make a contribution to the schools for their maintenance. --- .

I must thank our clerk, Gertrude Lauber, and our Ridge Representative, Ted Powell, for their invaluable assistance to me in this past year and to our Ridge family as a whole.

Also, a thank you to each member of the Board and committees. The success of making our life on the Ridge comfortable and keeping it such a unique and special retreat is due to their efforts.

Our paper, "The Ridge Runner," which brings news of Ridge doings and people, is a welcomed delight. We do thank Marilyn Williams for her generosity and effort in creating this interesting messenger.

Have you enjoyed the beautiful flower garden as you climbed or descended North Lane? . . . This is ours to enjoy through the efforts of David and Lucia Powell. A big thank you!

The committee chaired by John Hann, Jr., which has spent considerable effort in reviewing our by-laws, has some recommendations for the membership's consideration. Plans are made to present these recommendations for discussion and vote at a continuation of this meeting next Saturday, August 20th at 2 P.M. here in the Music Hall. It is hoped that each resident will make a special effort to be present to take part and indicate your pleasure by your vote.

Guests to the Ridge have mentioned how narrow the roads are becoming due to the heavy growth along them. May I urge each owner to cut back growth along his/her property. The road committee is not able to handle this; so your cooperation to help make our roads safe and attractive is important to all.

I thank you for your faithful support and encouragement as I have endeavored to serve you as president.

David Berger, President.

Report of the Clerk: Miss Lauber reported that the President's letter was sent out in February and included a copy of our present by-laws and also an explanation of suggested changes proposed by the Board of Directors. Suggestions of changes by members was solicited - two replies came through. A new list of members has been mimeographed for your use. You are again urged to send changes of address or ownership to the clerk to keep our list up to date as well as road signs, etc.

Report of Ridge Representative: Mr. Ted Powell reported that all cottages were checked during the winter by Mr. Huber, Town Police and Ted himself. Fallen limbs and trees were removed from the roads. A Town permit must be had for any structural change on property. Copies of Hotel articles and Town reports are available.

Auditing Committee: Mr. Warren Snyder reported that the audit of the treasurer's books was incomplete and when completed will be presented to the Board of Directors.

Treasurer's Report: Mr. Frank Williams reported a balance on hand of \$2,818.47. (copy of this report attached to these minutes.)

Upon motion being duly made and seconded, it was unanimously VOTED AT to accept all reports of officers as presented.

Road Committee: Mr. George Marston reported that this was a year of relatively little road work on the Ridge. Patching was done on Oak Terrace, Mountain Road, West Lane and Glen Road. A couple of additional reflecting posts were installed. The intakes to culverts were cleaned in the fall after the leaves had fallen and in the spring. A new culvert on East Lane was not installed due to weather conditions. Mr. William Walker continues to do our work and although he does not accomplish all we anticipate on schedule his work is good and prices reasonable. The town did some much needed patching on Woodruff Way and they are also responsible for North Lane. Northfield Mt. Hermon schools maintain Willow Lane and filled in a couple of bad pot holes this year. The highway mirror was stolen in July and will be replaced with the help of Mr. Arthur Parker. Western Mass. Electric Co. contributed \$15.00 to patch a break they caused in the surface at the upper end of Glen Road. The committee appreciates the assistance of Ridge members by removing accumulation of leaves from the traveled way and trimming brush where it overhangs the roads or obstructs visibility. Ridge roads are primarily surface treatments of graded natural dirt roads that have existed for many years. They are quite adequate for seasonal use but with the advent of year round residents on the Ridge and possible winter plowing of our roads by those residents it does raise a question which the association should consider in the future. We always welcome suggestions from Ridge residents for road improvements that seem desirable.

Insect Control: Mrs. Patricia White reported that an entomologist at Michigan State University recommended a fairly new process called the "Ultra-low-volume method". He submitted a list of chemicals that are used by this method and should prove to be highly effective mosquito control. We experimented this summer by using this method early in July. The Bourbeau Painting and Spraying Co. of Turners Falls did the spraying. The process has been relatively effective. The company suggested that a spraying be done three times - early in June, in July and August. The committee recommends that three sprays be done next summer, using the new process.

Sanitation Committee: Rev. Alexander Babos reported that a contract had been signed with Gardner Hudson for collecting our garbage at the cost of \$400.00. Time schedule cards were made up and placed on each cottage.

Road Signs and Directory: Mr. John Hann, 3rd reported that new signs are in the process of being painted for the new owners. Since there is no expense connected with this work the committee suggests that nothing be included in the budget for this committee.

Necrology Committee: Miss Virginia MacLeod reported that death of Mrs. Clinton Hoffman, an associate member, during the past winter. The Hoffmans have a cottage in the Highlands. This was followed by a moment of silent prayer.

Upon motion being duly made and seconded, it was unanimously VOTED to accept all committee reports as presented.

Upon motion being duly made and seconded, it was unanimously VOTED to adopt the Budget for 1977-78 as recommended and presented by the Board of Directors. (Copy attached to these minutes.)

Upon motion being duly made and seconded, it was unanimously VOTED that the dues of the Active Members be \$23.00 per cottage for the year 177-78.

Nominating Committee: Mr. Arthur Parker, Chmn. presented the following slate of Officers and Directors. -

- President - Mr. David Berger
- Vice Pres. - Mr. David Harned
- Treasurer - Miss Ruth Card
- Clerk - Miss Gertrude Lauber
- Asst. Clerk Mr. Edward M. Powell, Jr.
- Directors - Mrs. Marjorie Crain - Terms Expires 1978
- Mr. John Hann, Jr. " " "
- Mrs. Dorothy Noble " " 1979
- Mr. George Martson " " "
- Mrs. Lucia Powell " " 1980
- Rev. Alexander Babos " " "

VOTED that the nominations be closed and that slate of Officers and Directors be accepted as presented.

VOTED that the clerk cast one ballot for officers and directors.

The Nominating Committee then presented the slate of committees for the year. (List of committees attached to these minutes.)

VOTED THAT THE LIST OF COMMITTEES be referred to the Board of Directors for ratification and appointment.

VOTED THAT a rising vote of thanks be extended to Mr. Frank Williams for his faithful service as treasurer.

The following announcements were made:

Annual picnic will be held at 5 p.m. on Campus.

Meeting to consider changes in our by-laws to be held as announced on August 20, 2:00 p.m. in the Music Hall.

Mr. Harry Holloway, well known plumber on the Ridge, is in the Veterans Hospital at White River Junction, Vermont. Cards will be appreciated.

Cable TV is being installed on Woodruff Way for any interested in using it.

VOTED to recess this meeting until one week from today, August 20th, at 2:00 p.m. in the Music Hall.

There being no further business to come before the meeting, motion was made to adjourn. *recess*

Mr. Charles Crain closed the meeting with prayer.

Respectfully submitted,

Gertrude K. Lauber
Clerk.

*39 present
(24 cottages)*

Annual meeting reconvened on Saturday, August 30, 1977 at 2:00 P.M. in the Music Hall with president, David Berger, presiding.

There were 26 active and 3 associate members present.

Rev. Charles Crain opened the meeting with prayer.

The president called for the report of the by-laws committee. John Harn, Jr., chairman read the old by-laws and the proposed changes.

Arthur Parker moved that the proposals be discussed and then accepted in total. Motion was seconded and adopted.

It was then voted that each speaker be allotted 5 minutes.

After discussion, the following changes in wording were made.

1. Article XII - the word however be inserted after "matters" and the word just before "one" in the second sentence.
- 2, Article XIII - delete the phrase "by the active members".

These changes were approved.

The vote to accept the by-laws was then taken by ballot and passed with 24 voting yes and 2 no.

The meeting was adjourned at 4:00 P.M.

Arthur Parker closed the meeting with prayer.

Respectfully submitted,
Lucy Harn
Secretary pro temp.

(Present) ARTICLE II
 Membership

The membership in the Rustic Ridge Association, Inc. shall consist of either Active members or Associate members. Any reputable person, male or female, other than alien, is eligible to Active membership, providing such person owns real estate on Rustic Ridge, on the Pine Grove addition or South addition, so-called, by payment annually to the Treasurer of a sum determined by the Active members of the Association. Any reputable person, male or female, other than alien, who is interested in the ideals and purposes of the Rustic Ridge Association, Inc. is eligible to associate membership upon payment in advance of one year's dues of one dollar.

(Adopted) ARTICLE II
 Membership

The membership in the Rustic Ridge Association consists of active and associate members. Any person who owns real estate on Rustic Ridge, on the Pine Grove addition, or on the South addition is eligible for Active membership in the Association. Associate membership occurs upon sponsorship by an Active member to the Board of Directors for approval and subsequent election at the annual meeting. All Active and Associate members shall be required to pay annual dues to the Association. Membership is contingent upon payment of annual dues.

(Present) ARTICLE XI
Quorum

At any meeting of the members of said Association, twenty Active or Associate members, represented in person or by proxy, shall constitute a quorum for the transaction of business. A person voting by proxy at any meeting of the members of said Association, shall be entitled to no more than one vote by virtue of such proxy. At any meeting of the Board of Directors, a majority of the Directors shall constitute a quorum.

(Adopted) ARTICLE XI
Quorum

A general meeting quorum consists of twenty Active members represented in person or by written proxy. A majority of the Directors shall constitute a quorum at any meeting of the Board of Directors.

(New) ARTICLE XII
Voting Procedure

Only Active members are entitled to vote in Association affairs. On assessments and expenditure matters, however, each cottage is entitled to just one vote. Written proxies are accepted. An Active member may choose to be represented by a continuing written proxy in all association affairs. An individual so designated is entitled to all the rights of Active membership, including the right to hold elective office.

(Present) ARTICLE XIII
Annual Dues

The taxes of the Active Members of said Association shall be determined annually by the Active members of the Association. The dues of the Associate members shall be one dollar per year, payable in advance.

(Adopted) ARTICLE XIII
Annual Dues

The dues per cottage and the dues of the Associate members shall be determined at the annual meeting.

(Present) ARTICLE XIII
Auditing Committee

The Board of Directors shall appoint a committee to audit the accounts and books of the Clerk and the Treasurer, at least once a year, and a certificate of examination shall be placed upon the cash book of the Treasurer and signed by a majority of committee.

(Adopted) ARTICLE XIV
Auditing Committee

The Board of Directors shall appoint a committee to audit the accounts and books of the Treasurer, at least once a year, and a signed certificate of examination shall be placed in the cash book of the Treasurer.

(Present) ARTICLE XIV
Amendments, etc.

These By-Laws may be repealed or amended at the annual meeting which must be so stated in the call for meeting; and by a two-thirds vote of the members present at such meeting.

(Adopted) ARTICLE XV
Amendments, etc.

These By-Laws may be repealed or amended by a two-thirds vote of Active members present or represented by proxy at the meeting, providing such changes are stated in the call for the meeting.