

The Annual Meeting of the Rustic Ridge Assoc., Inc. was held on Saturday, August 6, 1983 at 2:00 P.M. in the Music Hall of the Northfield Schools.

The 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.

At this time the President introduced Mr. Warren Whitney, Chmn. of the Board of Assessors who gave a summary of the new method used in valuating our properties. He stated that the State of Mass. requires 100% valuation on all properties whether they are occupied one or two weeks or the entire year. In 1982 the Town Assessors revalued the properties at a range of 90 to 110 % but only came out, according to the State, at 70%. A picture of each property was taken, houses measured according to square feet, the age, condition, etc. and in some cases came out  $2\frac{1}{2}$  times higher than previously valued. The State requires functional depreciation this was 25% on the Ridge. This is all scaled down to the basic price properties have been sold for recently. He mentioned as an example \$16,500, on the Ridge.

Mr. Berger thanked Mr. Whitney for coming and announced that the Board of Assessors would be glad to meet with any owner and review their valuations.

VOTED to dispense with the reading of the minutes of the previous meeting.

Report of President: Mr. Berger gave a report summarizing the highlights of Ridge activities. The Association has enjoyed another successful year. There were no reports of damage to our cottages due to acts of vandalism or weather-related problems during the "closed" season. Our well organized Security Committee did an excellent job. The matter of having the continued convenience of trash collection has been of great concern. The Town of Northfield has made new rulings regarding such collections but this was overcome by the efforts of the Chairman of the Sanitation Committee. Unfortunately a fire occurred in one of our cottages. You are reminded to have fire extinguishes checked and be careful not to use larger amp. fuses than your wiring requires. Such practices can cause electrical fires. Last year the Board authorized Dave Powell to give a copy of our 75th Anniversary "Ridge History" to each member of the Board of Trustees of the Northfield Schools. Dave received a warm letter of appreciation as well as comments of interest from individual members. We nearly lost the use of the former Northfield Inn Pool due to the need of extensive renovation. Although this is not a Ridge Association responsibility, we are grateful to Trish White for her dauntless efforts and for those who so generously contributed to save the pool.

Just three reminders: 1. Do be careful driving down hills. Watch for traffic at all intersections. 2. There is a Town ordinance requiring dogs be leashed at all times. Please obey the ordinance and consider the comfort of others. 3. Please cooperate with the Road Committee by clearing growth on your property three feet in from edge of roads. This is important for the safety of all. On behalf of the Association, I do thank the other officers and committees for their work to maintain the beauty, peace and comfort for us all on Rustic Ridge.

Report of Clerk: Miss Lauber gave a report stating - as Clerk and Business Manager of our Association we report that all necessary printing and correspondence was taken care of. The President's letter and Treasurer's report were mimeographed and mailed. The necessary contacts were made with committee chairmen to assist in the smooth running of our Association. All changes in addresses and phone numbers should be sent to the clerk.

Report of Ridge Representative: Mr. Edwin Finch conveyed thanks to the Association for honoring him with our representation with the Town of Northfield. Attention has been paid mostly to the welfare of the cottages and properties during the months of our absence, and town edicts which may have influenced your lives.

- 1.- The revaluation of Northfield dwellings and land is the most noticeable of changes. No one knew when the valuation would be available and when they were, there was little time to send out notices to allow you time to act as a group. Discussions with the Board of Assessors was to little avail except to make it possible for you to handle your personal feelings by mail or telephone.
- 2.- The use of the Ridge roads by 4 wheel drive vehicles and dirt bikes proves to be a nuisance which concerns me to the point that I have notified the police of the problem. They have warned some of the perpetrators. Of particular note is the path past Mrs. Page's cottage to the 7th Ridge. During the very wet spring the ruts made it impossible for a vehicle to use it in an emergency.
- 3.- The Town highway department has been requested to cut the brush along the curve on North Lane.
- 4.- There were no break-ins of cottages again this year. I find that use of the cottages from October 30th on a little disconcerting as it sometimes is difficult to know who is authorized to use them and who isn't.
- 5.- I have been asked to seek rentals on the Ridge for persons from out of town. This is a matter which I am not opposed to, but only in the respect that anyone wishing to rent for any or all of a season would let me know and then you would be contacted to arrange for the details.

Auditing Committee: Mr. Arthur Parker reported that on July 30th the Treasurer's books and records were audited. We found them to be correct and maintained in an excellent manner.

Treasurer's Report: Miss Ruth Card reported a balance on hand of \$4, 836.28.  
(Copy of this report attached to these minutes.)

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

Road Committee: In the absence of David Powell, Chmn., Mr. Berger stated that the work planned last Fall was completed in July by Mr. Walker at a cost of \$372.00. The brush was cut down on the curve across from the Huber cottage. This was done by Jim Baker at a cost of \$20.00.

Insect Control:- Mr. William Thompson reported that Mr. Lanoue was contracted again this year. A new chemical was used on the three marshy areas to help eliminate mosquitoes. There were two sprayings at the cost of \$1,000.00.

Sanitation Committee: Miss Lauber reported that after a number of sessions with Selectwoman, Mrs. Parenteau, and the Chairman of the Board of Health we were able to contract Mrs. Linda Thompson, at a cost of \$450.00, to collect our garbage. She has done a good job and no complaints have been made to date. Special thanks is expressed to Mr. Rusk for posting waste collection schedules on each cottage. The Town is now charging a \$10. "User's Fee" for each household using the Dump, which includes the use of the Brush Dump. However, this was avoided by contracting Mrs. Thompson. Should there be a change in 1984 you will be notified accordingly.

Road Signs & Directory: Mr. Brown stated that the signs were taken down in the Fall and placed in order in the Spring, thanks going to John Hann, 3rd.

Security Committee: Mr. Robert Huber sent a report stating that this winter, 1982-83, was quite uneventful. Very little snow and ice. Therefore, damage from the elements was held at a minimum. We were also fortunate that there wasn't any damage from breaking and entering or vandalism. The reports from Mary (Giles) Fillion, Floyd Rusk and Ted Powell, as well as Edwin Finch were all positive. Hope next winter is as kind to us all.

Necrology Committee: Mrs. Rubyor stated that this is a happy occasion because we have no deaths to report. We did however, lose some area friends, not members of the Association.

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

The Board of Directors recommended a proposed Budget for 1983-84. VOTED to approve the Budget as recommended by the Board of Directors.  
(Copy attached to these minutes)

The Board of Directors recommend that the Active Members' dues for 1983-84 be \$30.00 per cottage and the Associate Members' be \$3.00 per person. VOTED to approve the members' dues as presented by the Board of Directors.

Nominating Committee: Mr. John Hann, Jr. presented the following slate of Officers and Committees:-

- President - Mrs. Mailyn Williams
- Vice President - Mr. William Thompson
- Treasurer - Miss Ruth Card
- Clerk - Miss Gertrude Lauber
- Directors - Mr. John Hann, 3rd - Term Expires 1984
- Mr. Nicholas White - " " 1984
- Mrs. Mary Snyder - " " 1985
- Mr. David England - " " 1985
- Mrs. Elaine Tenney - " " 1986
- Mr. Eugene Baudouin - " " 1986

VOTED that nominations be closed and clerk to cast one ballot.

The Nominating Committee presented a list of recommended committees for the year.

- Road Committee - Mr. David Powell, Chmn.  
Mr. George Marston  
Mr. William Whitney
- Sanitation - Miss Gertrude Lauber, Chmn.  
Mr. Floyd Rusk
- Road Signs and Directory - Mr. Robert Brown, Chmn  
Mr. John Hann, 3rd
- Insect Control - Mr. William Thompson, Chmn  
Mr. Eugene Baudouin
- Necrology - Mrs. Bernice Rubyor

VOTED that the list of committees be referred to the Board of Directors for ratification and appointment.

VOTED that the Clerk be requested to write a letter of appreciation to the East Northfield Water Co. for renewing the water lines on the 7th Ridge.

A vote of thanks was expressed to Mr. David Berger for serving as President the past year.

At this time the President, Mr. David Berger, introduced the new President, Mrs. Marilyn Williams.

Mrs. Williams expressed her thanks for your vote of confidence as the President.

The President, Mrs. Marilyn Williams, recognized the request by Dr. & Mrs. Stanley Foster to become Associate Members.  
This was so moved and carried.

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

Mr. David England closed the meeting with prayer.

*Gertrude K. Laabee*  
*Clerk*

The Annual Meeting of the Rustic Ridge Assoc., Inc. was held on Saturday, August 11, 1984 at 2:00 p.m. in the Music Hall of The Northfield Schools.

The meeting was called to order by the President, Mrs. Marilyn Williams who opened the meeting with prayer.

At this time the president introduced the Northfield Postmaster who told of his plan to stop door to door delivery on the Ridge and have groups of boxes placed in several areas. Several Ridge members questioned him about our being eligible for house delivery, etc. The Board of Directors will discuss the matter and get back to the Postmaster - telling him of the feelings of the members.

The call of the meeting was read by the Clerk.

VOTED to dispense with the reading of the minutes of the previous meeting.

VOTED that the Board of Directors approve the Clerk's minutes of our Annual Meeting.

Report of President:- Mrs. Williams gave a report making mention of the important happenings of the year. Contacts were made with Bob Huber, head of Security and Ed Finch, Ridge Representative and liaison with the Town, to see if there were any matters which would concern us. The problem of getting someone to collect our garbage was conferred with Gertrude Lauber. Two letters were sent to the membership one regarding security and the annual letter in the Spring. Two meetings were held with Board members and chairmen of committees who carry on the Ridge business.

A few things that effect us all:-

1. There are many dead trees and branches on the Ridge which could cause property damage. Everyone is asked to have them removed to protect property.
2. A few children have had a problem with loose dogs. The State and Town law (Chapt 140 Sect 167) states a dog can be confiscated or killed by law officers if found running loose. If members have a problem we ask that they speak to dog owners. If problem continues notify Dog Warden - Mr. James Whitcomb at 5052.
3. Northfield Water Company installed new pipes in the woods and this has improved pressure for the top Ridges for which we are all thankful.

Thanks is expressed to the Security Committee for their winter surveillance, a very positive addition to the safety of Ridge homes. We also thank Northfield/Mt. Hermon Schools for making the Ridge off-limits to their students and to Town Police for prompt response and help when needed.

Report of Clerk:- Miss Lauber stated that all duties of the office were performed, keeping records of business meetings and taking care of necessary correspondence during the year. Your cooperation in keeping us informed of address changes is appreciated.

Ridge Representative:- Mr. Edwin Finch reported that the rains of June flooded many roads causing minor washouts along the sides of some roads. The culvert by Broadheads is plugged and no water is able to go through.

Last Fall the police were notified of people being on the 7th Ridge and fires were built at the end of the road. They were apprehended and did not return. Older men were found in that area with 4-wheel drive vehicles parked and looking over the cottages. These were reported to police. Increasingly, 4-wheel drive vehicles and dirt bikes have taken to using the roads and trails in this area.

Appreciation is given to Mike Gibson, Road Superintendent and Richard Taerner, Police Chief for their help in handling the aforementioned problems. Thanks is expressed to Marilyn Williams for the new maps which have been given to NMH School, the police and fire departments.

Auditing Committee:- Mr. Arthur Parker reported that the Books and Records of the Association were reviewed and found to be correct and maintained in an excellent manner.

Treasurer's Report:- Miss Ruth Card reported a balance on hand of \$5,542.57.  
(Copy of this report attached to these minutes.)