

RUSTIC RIDGE ASSOCIATION, INC.  
ANNUAL MEETING

AUGUST 7, 1999--10:00 A.M.  
Margaret Conner, President, Presiding

AGENDA

1. Reading of Annual Meeting Notice Marilyn Williams, Clerk
2. Prayer of Thanksgiving
3. Minutes of the August 8, 1998 Annual Meeting  
Distributed: Motion to dispense with the reading.
4. Introduction of Members
5. Reports of the Officers:  
Margaret Conner, President  
Auditor's Report: Ed Burdick  
Treasurer's Report: Lucia Powell
6. Activities of the Association
  - A. Trash and Recycling Warren Snyder
  - B. Road Maintenance, Repair, etc. David Powell & Alan Abel
  - C. Road Signs and Directory Lucy Livingston
  - D. Memorials Elaine Harned
  - E. Gardens The Powells & G. Thomas
  - F. Security Bob Huber
  - G. Ridge Representative Kenneth Hoff
7. Old Business:
  - A. Tree Trimming Report
  - B. Charitable Contribution (1999)
9. New Business:
  - A. Nominations
  - B. Proposed Dues Increase Lucia Powell
  - C. Budget for 1998-2000 Lucia Powell
  - D. Seasonal Cottage Use Committee Report Lucy Livingston & Bob Caruthers
  - E. Charitable Contribution for 1999-2000
  - F. Resource List - Updated
  - G. Summer Ridge Clean Up Days 1999 Alan Abel
  - H. Announcements: Houses for Sale,  
By-Law Review Committee
10. Adjournment

RIDGE PICNIC - TONIGHT 7 PM

**RUSTIC RIDGE ASSOCIATION, INC.**  
**MINUTES OF THE ANNUAL MEETING**  
**August 7, 1999—10 A.M.**  
**Margaret Conner, President, Presiding**

The Clerk read the Call to the Annual Meeting and the President opened the meeting with a prayer of thanksgiving.

The members were asked to introduce themselves stating, where they live on the Ridge and in the winter and tell a little bit about themselves.

**It was Moved, Seconded and Passed** to dispense with the reading of the Minutes of the August 8th 1998 Annual Meeting since they had been mailed to all members.

**Reports of the Officers:**

The president reported on the past year and her hopes for the future.

Ed Burdick, assigned auditor, reported that the Treasurer's books were in order.

The Treasurer, Lucia Powell, reported on where the money went last year and reminded the members that 10% of our dues income is given to community services.

**It was moved, Seconded and Passed** to accept the Treasurer's report.

**Activities of the Association:**

A. Trash and Recycling: Warren Snyder thanked Ken Hoff for securing the services of Mr. Jordan to collect our trash. Collection will be on Saturday mornings as last year. He reminded us that we must separate our recyclables for collection.

B. Road Maintenance: Elber Stearns and Alan Abel gave a very comprehensive report which included short range and long range views of what needs to be done.

First, they thanked Dave Powell who has worked for years to keep our fragile road system intact on what Alan called a "Band-Aid Budget". Then they identified five areas as dangerous and needing immediate attention and gave estimates for repairing each one. They are as follows: 1. Top of the Willows (\$800); 2. Lower end of Ledge Way (\$800); 3. Scattered pot holes (to prevent further erosion) (\$400); 4. Cliff Road- water flow situation which has been put off too many times (\$500); 5. Also on Cliff Road- Remove high crown and spread trap rock on whole road (\$1000). In addition, there are 15 culverts that need to be inspected and cleaned. This new committee hopes to put together work crews and asked us to clean out needed areas near our cottages. Looking to the future, the committee is asking for an advance on the next years budget to get repairs done in the spring when the contractor is less busy. Alan reported that our responsibility is approximately 70,000 square feet for an approximate (upkeep, repair) cost of \$1 per square foot. Detailed reports on file.

C. Road Signs and Directories: Lucy Livingston reported that signs are continually being updated. Be sure to let her know if any need to be changed.

D. Memorials: Elaine Harned reported that during the past year, the following members of the Rustic Ridge Community were called to their eternal rest; Ruth Card, Grace Chesbro, Alice Voorhies Elkins, Audrey Parker. and Helen Anderson Romig. Memorial books have been ordered for the Dickenson Memorial Library in their memory.

E. Gardens: Many thanks to George Thomas and Dave and Lucia Powell for their work beautifying the Ridge with gardens.

F. Security: Thanks to Bob Huber for watching over our properties in the winter and for being such a help in the summer. It was suggested that we all check our fire extinguishers and buy new ones at K Mart if needed.

#### **OLD BUSINESS**

A. Tree trimming has still not taken Place.

B. Charitable Contribution for 1998-99 was to the Northfield Historical Society (\$180) and the Newsletter (\$180). Thank you letters have been received.

#### **NEW BUSINESS**

A. Nominating Committee: Bob Caruthers, Chair of the Nominating Committee presented the slate of nominees.

**It was Moved, Seconded and Carried** to cast one ballot for the slate, thus electing: John Voorhies, President; Charlotte Martin, Vice President; Clerk, Marilyn Williams; Treasurer, Lucia Powell; and Directors for the Class of 2002, Bob Caruthers and Edgar Moore. These officers join the other directors, Class of 2000 Dorothy Foster and Dick Young; and Class of 2001 Lucy Livingston and Ann Stearns.

B. Proposed Dues Increase

The Treasurer, Lucia Powell, presented the Board's recommendation of a change in our annual dues to \$75 per year per cottage. She also said that while this would give us more to work with, especially for the roads, we still need more and the hope is that the membership will continue voluntary donations on top of the dues.

**It was Moved, Seconded and Passed** to accept the Board's recommendation to raise the dues to \$75 per year per cottage.

It was suggested that we have a fund raising gala. The Board will consider it.

C. Budget for 1999-2000:

**It was Moved, Seconded and Passed** to keep the "Tree Trimming" budget line at \$2,500 as the intended work has not yet been done.

**It was Moved, Seconded and Passed** to approve the Budget with the changes presented.

**It was Moved, Seconded and Passed** to give a one-time advance from the cash balance to the Road Committee to use before the next Annual Meeting.

D. Cottage Seasonal Use Committee:

Lucy Livingston and Bob Caruthers reported that the members of the committee have been increasing publicity about homes available on The Ridge for summer use. An article in the Northfield/Mount Hermon news and a brochure about the cottages for sale with emphasis on the nature and history of our community have increased the interest in our cottages. The committee has conferred with Michael Pill, Lawyer, who has done some research on the language needed on the deeds to keep the cottages as seasonal homes. They asked for permission to continue with this research.

**It was Moved, Seconded and Passed** to sanction what this committee is doing to help preserve the ambiance of the Ridge.

The committee was asked to report to the July 2000 Board Meeting.

E. Charitable Contribution for 1999-2000.

The President announced that the Board's plans for Charitable Contributions for the year were to give \$330 to the Fire Department and \$200 to the Newsletter. (This was changed at the recipient's request and will be reported at the next Annual Meeting.

Announcements: Alan Abel (Road Chair) announced a Summer Clean-Up Day for August 28 and invited anyone who would be on the Ridge on that day to help, even if it should be in a small way.

Houses for sale were listed.

It was requested that people look for a copy of the Ridge By-Laws dated after 1977 that might have inclusive language used. It is thought there is one, but it cannot be found.

The Ridge Picnic will be held at 7 PM at the Northfield Pool. Bring your own food. Grills will be available. Swimming is permitted.

The new Board of Directors will meet at the pool at 6 PM

The meeting was adjourned at 12:45 PM

Respectfully submitted,

*Marilyn A. Williams*

**note: Annual Meeting 2000 will be held on August 5! Be there!**

NOMINEES FOR ELECTED OFFICERS

For a one year term-

PRESIDENT: John Voorhies

VICE PRESIDENT: Charlotte Martin

CLERK: Marilyn Williams

TREASURER: Lucia Powell

DIRECTORS: Class of 2002: Bob Caruthers

Edgar Moore

*Became VP &  
Ted Denise  
appointed TO  
class of 2002*

For your information the other classes of directors consist of:

Class of 2001: Lucy Livingston and Ann Stearns

Class of 2000: Dorothy Foster and Dick Young

We thank Tim Harned and Ed Sonoski for their three years of service in the class of 1999.

We also thank Ken Hoff, who is continuing as our Ridge Representative, for his help in interfacing with the town to get information and solve problems.

We especially thank Margie Conner for her two years of leadership as President and note with awe that she handled some difficult situations with strength and tact.

To Lucia  
for review!

RUSTIC RIDGE ASSOCIATION, INC  
MINUTES OF THE BOARD OF DIRECTORS  
JULY 1999

This Board Meeting took place in two parts and they are combined in this set of minutes. The first part was moderated by the Treasurer, Lucia Powell and the second by the President, Margaret Conner.

Budget Discussion:

A discussion of the budget showing the possible budgets with dues remaining the same (\$50 per year) or raised to \$75 or \$100 was held. The larger amount is needed for road-repair which has become a critical need. Alan Abel and Dave Powell went with Billy Walker and identified the critical spots listed here. 1. The Willows' washed out area (estimated cost \$800). 2. Cliff Road which was postponed last year, again! (estimated cost \$2400) 3. Ledge Way sink hole (estimated cost \$400). Culverts need to be cleaned out in the fall. Billy Walker will give us an estimate before the Annual Meeting.

Steve Severance is to be asked to do Brush Removal again at the end of the summer.

**It was Moved, Seconded and Carried** to raise the proposed budget for Roads to \$2000.

**It was Moved, Seconded and Carried** to recommend to the Annual Meeting that dues be raised to \$75 with a place for a voluntary contribution on the bill.

**It was Moved, Seconded and Carried** that we recommend to the Annual Meeting that our Charitable Contribution (which must be raised to \$530 this year if the above motion is approved) be given to the Fire Department (\$330) and the Northfield Newsletter (\$200).

**It was Moved, Seconded and Carried** to authorize the Treasurer to pay the bills of the Association.

It was agreed to change the name of the Necrology Committee to Memorial Committee. Books are still being given to the Dickinson Library in memory of these people. When people submit names to the Memorial Committee, a very brief remark on how they have been associated with the Ridge would be appreciated.

A discussion of who should be listed for mailing was settled with two categories, as before. 1. Dues paying, and or co-owners. 2. Associate Members

A report on Bob Caruthers Ad Hoc Committee on Summer Cottage use was discussed and planned for presentation by Bob and Lucy Livingston at the Annual Meeting. Some of its contents are:- Michael Pill, Lawyer, produced a document re land use. He suggests putting a "Summer Use Only" caveat on our deeds. The history of this goes back to the 1906 statement of the purpose of the Rustic Ridge Association. Lucy Livingston paid the lawyer \$1700 to do the research on this subject

at  
codicil  
or what?

and it will cost another \$500 to finish the job.

The next Board should address the subject of how to pay for this and the method of making it convenient for cottage owners to add to their deeds if they wish. Other lawyers suggested were Gary Gruber and Susan Tomba(?).

An auditor is needed for this year. The Board gave the President the authority to appoint one ~~of~~<sup>or</sup> two people to the position.

A Nominating Committee was appointed: Bob Caruthers, Chair, Lucia Powell and Elber Stearns.

The arrangements for the Annual Meeting have been made with the school by the clerk. The Process is this: Call Tom Pratt at Auxiliary Enterprises (498-3489). Tom Pratt said that since it will be the last day of summer school, there will be a lot of traffic. Therefore, we should park off the road on the grass opposite the Music Hall. A sign will indicate the spot. We will put that information on the notice of the meeting.

Those present at one or both meetings: Margaret Conner, Lucia Powell, John Voorhies, Marilyn Williams, Alan Abel, Dorothy Foster, Ann Stearns, Dick young, Lucy Livingston.

Respectfully submitted,

Marilyn A Williams, Clerk