

**Rustic Ridge Board Meeting**  
**July 8, 2011**

In attendance: Alan Abel, Margie Conner, Doug Denise, Marsha Heydenreich, Lucy Livingston, Lucia Powell, Ann Stearns Joanna Walker, Bob Ziegenhagen, Carol Ziegenhagen

Not in attendance: Scott White

1. Old business from FY09-10

a. Treasurer's Report - Lucia

- i. Some Associate Members paid \$25 instead of \$20 because the first email said \$25. Lucia asked for permission to transfer the extra \$5 for each of these Associate Members into the Reserve Fund as opposed to refunding it. She said that a letter would be sent to each overpaying Associate Member to let them know, and if any are opposed, she will refund them.
- ii. Lucia will close the books on FY09-10 at the end of July.
- iii. All special Ridge Association events from FY09-10 (lobster picnic, boat ride, and auction) made a profit.
- iv. Bob needs to be reimbursed \$50 for website expenses.
- v. Dues have been collected from 58 cottages.
- vi. Lucia has counted 62 additional potential dues-paying Members and 26 potential Associate Members.
- vii. The Reserve Fund did not do as well in FY09-10 as in years past. Lucia thinks we should add a line for the Reserve Fund on the dues notice in order to increase this number in the coming year.
- viii. Honorariums
  1. Joe Chromey is paid \$100 to keep an eye on all of the cottages on the Ridge during the winter and to alert cottage owners to serious problems.
  2. Bob Huber is also currently paid to do this, but doesn't really do it anymore, and doesn't really seem to expect to get paid. So, Lucia suggested that we stop paying him. Carol seconded this because she said that we might be causing a

liability issue if the Ridge Association is paying him for a job that he's not actually doing.

- ix. Nonprofit corporate tax is up-to-date for 2009 and 2010. Will need to be submitted for 2011 by November 1 of this year.
- x. Lucy is paid \$25 for all of work on signs.
- xi. Miscellaneous line of \$150 is for new mirror on the sharp curve on North Lane.
- xii. Directors and Officers insurance has been paid for the year.
- xiii. Lucia's goal is to have all of the running expenses covered by dues revenue.

b. Roads Report – Alan Abel

- i. Since the members of the Roads Crew are getting older, last year it was decided that the Ridge Association should hire Steve Wiggins to do all of the basic maintenance of the Ridge's roads. Because so many trees came down last winter, he also cleared and chipped branches. This turned out to be an expensive \$2,300. Carol and Margie both wanted to know which roads he cleared. Did he inadvertently clear roads that the town is responsible for? Maybe that's why it was so expensive. Bob said the town probably wouldn't haul away branches even if they did clear them off the roads. Alan said that he didn't ask Steve Wiggins specifically about the division of town/Ridge responsibility for the work he did, but that some of these things (i.e. cleaning out 8 culverts every year) are really necessary and that if we rely on the town we will probably be disappointed.
- ii. Steve Severance is another option for brush removal, but he only wants to pick up brush once a season in July. This means that many cottage owners would pile it up and then we all have to look at it all summer. So, this is not the ideal solution. However, Steve Wiggins is charging a lot. Margie suggested that, despite Alan's relationship with Steve Wiggins, we may want to consider looking at other options since we cannot rely on having a Ridge Road Crew again and these tasks must be done.

- iii. Lucia and Alan clarified with one another that, although Alan has been billing Steve Wiggins by calendar year, Lucia really must pay him by fiscal year to keep our books in order.
- iv. Lucy wanted to know if there's someone else in this area that does this kind of work. Steve Wiggins has been contracted to do a lot of work on the campus, and may be too busy to really need our business, and therefore able to raise his rates. Alan mentioned Mr. Shearer and his sons, but said they wouldn't have the proper equipment to do such a big job.
- v. All of the macadam work that needs to be done is more that we can afford at the moment. So we have to prioritize. Alan has figured out what he thinks is most important, and has gotten an estimate that is close to what the Ridge Association has budgeted for roads. However, the tree cleanup costs discussed above have put us over budget.
- vi. Bob suggested that we move on for now, because Alan has just gotten the estimate numbers and we are discussing them out loud instead of looking at them on paper, and it's hard to understand. We need to regroup before any decisions are made.
- vii. Bob also said that we might be able to hire local people in town for a day rate instead of hiring an expensive professional company.
- viii. Carol suggested that there may be a tree service in Greenfield that would be willing to do the cleanup work for less.
- ix. Carol, Lucy, and others suggest raising the dues to handle some of these roads expenses. Lucia and Marsha suggested asking for donations to the Reserve Fund to handle these issues with the roads, particularly from those who are here for more time in the summer, or who are doing work on their cottage and have big trucks coming up the roads.
- x. Doug wanted to know what the consequences might be if we don't do some of the repairs that Alan has recommended.. Alan said that "water is our enemy" and that's why we have to do yearly maintenance. Doug also wanted to know if skipping repairs will create a larger bill in the long run. Alan replied, "That's easy. Yes." Bob said that skipping a year of maintenance would probably not be devastating, but that cleaning out the culverts is very important

because the water created by one big snowstorm could wash out an entire road.

c. Signs Report – Lucy

2. New Business

- a. Carol is going to ask Charlie Orcott, Director of Development for CS Lewis College to speak at the annual meeting.
- b. Lucia and Lucy are going to try to find Sue Ross's report about the logging of trees behind the Ridge by CS Lewis College to Carol who will then send it to the rest of us.
- c. The Annual Ridge Picnic is going to be a potluck at the pool. Rain date: just suggest that people move the party to their screen porches if it rains.
- d. Marsha brought up the fire lane. Whose responsibility is it? No one at this meeting knows. Lucy says that Mister can probably figure it out because he was in charge of a survey of the Ridge. Joanna said that she is also concerned about it because Northfield Volunteer Firefighter and Walker cottage caretaker Mike Quinn has told her that the seventh ridge is currently inaccessible to a fire truck.
- e. Carol would like to look into turning the Ridge into a National Historic Landmark, the way that Main Street in Northfield is. Main Street. Bob says he looked into it previously and that it is a tremendous amount of work. You have to submit historical information about every individual cottage.
- f. Lucia will ask Dave Powell to call Tommy Walker about the ugly guardrail on North Lane. Is it the town's? Can it be removed?
- g. Margie suggested reminding everyone of the agreed-upon Ridge rules at the annual meeting.
- h. Everyone watched nice videos of the lobster picnic and the 4<sup>th</sup> of July parade that Dick Young made. Carol mentioned that a 10 year old told her that it would more respectful to light the flag at night.