

**Rustic Ridge Association Board Meeting  
Conference Call  
Sunday, September 30, 2012, 6:00pm EST**

In attendance: Alan Abel, Janet Abel, Doug Denise, Lucy Livingston, Roy Martin, Ann Stearns, Joanna Faraby Walker, Bob Ziegenhagen, and Carol Ziegenhagen

1. Five acre parcel of land for sale at the foot of the Rustic Ridge
  - a. Margie and Doug Connor did much of the initial research. Lucy has followed up.
  - b. The land in question is mostly wetlands. The Town of Northfield has it classified as wetlands with a couple buildable parcels.
  - c. Land is currently valued as \$48,000 This is the tax assessment. Lucy has commissioned an independent assessment of the property value.
  - d. Is there an environmental organization that would buy the land for conservation purposes? Wendy Lavallee mentioned an organization to Lucy that buys small parcels. Joanna offered to follow up with this organization if given the name.
  - e. The Northfield sewer runs through the property. Is there an easement on the property?
  - f. The Board voted to reimburse Lucy for the amount she's already done on the independent assessment. Bob moved and Janet seconded. No one objected.
  - g. Doug wanted to know if anyone objected to the idea of potentially purchasing the land if the price was right. Bob doesn't object, but wants to look at all other (less expensive) options first. Doug also mentioned that we could possibly own the land temporarily before putting a conservancy restriction on it and deeding it over to someone else (i.e. the town).
  - h. When should we let the membership know? The Board agreed that the sooner, the better, but after we have more information and options. In the meantime, Board members can start talking about it to their families and friends.
2. Transfer of old NMH campus to Grand Canyon University
  - a. Doug said that this is big news and that we need to be proactive in responding to it.
  - b. Bob said he's concerned about student housing. Doug thinks that most of the cottages wouldn't be up to code. Janet asked if there any noise restrictions in Northfield?
  - c. Janet asked about the zoning. Doug has to be 150 feet of frontage from town roads.
  - d. Carol said that it would be good to speak to someone at Grand Canyon University and make a direct connection with them.
  - e. Bob said that if we ever bought some of the derelict cottages, we could put a covenant on the deed to protect the cottages before reselling them.
  - f. Joanna offered to attend local meetings, such as Transition Committee meetings, since she lives in Greenfield.
  - g. The Board members who will be in Northfield for Columbus Day weekend are going to try to set up a meeting with Ed Shearer, who heads the Transition Committee, to discuss the Ridge Association's interests in this situation.
3. 32 Woodruff Way
  - a. Seems pretty quiet. There seems to be a fourth person living there now (a fourth truck is now there).
4. Derelict cottages
  - a. Toraby cottage on West Lane is year-round.

- b. How much money would it take to buy the properties? Carol made a very rough guess of \$50,000 (Sonoski), \$40,000 (Roy Wright – though this cottage is not on the market right now), \$99,000 (Toraby), and (how much for Krichko?).
  - c. If you tear a cottage down, you can rebuild as long as it's within a year, and the footprint remains the same as the previous house.
  - d. Paul Simpson is the new owner of Adrienne Hawkinson's cottage. He is originally from New Zealand and has two small kids.
  - e. Doug thinks we can do some PR to promote the Rustic Ridge to potential new cottage owners who would love and take good care of their property. Roy said that we should be promoting our website. Joanna suggested Rustic Ridge business cards with pine trees and our website address.
5. Bob Huber is in the hospital in Keene, not doing very well. He's having trouble breathing, but is alert and loves visitors.