

# Rustic Ridge Association

## July 27, 2010 Board Meeting

**Call to Order** - The meeting came to order at 9:45 AM in Adrienne Hawkinson's Cottage.

**Attendance** – Adrienne Hawkinson, Alan Able (Part time) Margie Connor , Doug Denise, Elaine Harned, Charlotte Martin, Lucia Powell, Joanna Walker and Bob Ziegenhagen

**Roads** – Alan and Bob reported that the roads are in generally good condition, although Steve Wiggin was unable to do the initial annual maintenance as planned. Three corners need repaving / rebuilding: West & Willows, Spring & Heath and Wood Way & Mountain. Steve is preparing estimates and the Committee will present these to the Board if the numbers seem reasonable. Steve will also have a crew touring the Ridge next week chipping fallen branches if they are piled along the road. Bob will send an email telling people to move the branches where Steve can pick them up.

**20 Woodruff Way** – Adrienne was able to convince Jim Hawkins (Northfield Building Inspector) to send a warning letter to the owner of this derelict cottage. The letter stated the property was not fit for occupation and that unless the Town heard back from the owner in two weeks, the Town of Northfield might take steps to condemn and tear down the cottage. Jim further volunteered to put a sign on the front door of the cottage warning that it was unsafe to enter. Realistically, the Town's finances make it unlikely that the cottage will be torn down any time soon but the Board applauded Adrienne's success in moving the issue along. Margie also asked that we try to remove the threat to Cina's property from overhanging branches from 20 Woodruff Way. Adrienne will follow up with Jim next week.

**Budget** – Lucia Powell presented the 2010-2011 budget and the Board approved it pending additional updates that Lucia wanted to make. Lucia has collected 56 dues from the 67 cottages and thinks a few more will come in soon.

The Board agreed to seek dues more aggressively from Associate members in order to increase revenue. Lucia will write a more targeted letter to Associate members, Joanna will edit it and Bob will send it out via mail merge so that we can personalize all correspondence.

**Pool** – Margie reported on a conversation she had with Rafaela, who supervises the pool and golf course for MNH. Rafaela warned that the pool needs expensive work on the pool deck and this might lead the School to shutter the pool next year or soon thereafter. The Board agreed that the pool's demise would be a serious loss for the Ridge and that we should take steps to prevent this from happening. Margie was authorized to write the school expressing our need for the pool and our willingness to work with them to keep it open.

**Nominating Committee** – Charlotte has made good progress in identifying candidates for office for next year. Carol Ziegenhagen has agreed to stand for President and Lucia will stand for Treasurer again. Joanna will remain as Clerk. Directors whose terms have not expired will remain. Marsha Heydenreich agreed to be one of the remaining Directors and Charlotte will fill out the rest of the slate in the coming week.

**Donations** – We agreed to give our entire donation of approximately \$600 (10% of the budget) to the Food Pantry. Bob also volunteered to put information about this charity on the web site if Elaine would write a brief summary.

**Membership** – The Board agreed to extend Association membership to 7 Carleton, across the street from Charlotte's cottage. 7 Carleton is currently owned by Mary Helen Neuendorffer Taylor and is occupied by her daughter, Jeannie Bubriski.

These minutes were prepared by Bob Ziegenhagen.