

**EXECUTIVE BOARD MEETING - RUSTIC RIDGE ASSOCIATION  
SATURDAY, JULY 30, 2005  
11 LINDEN AVENUE, NORTHFIELD, MASSACHUSETTS**

Present: Bob Caruthers, President; Bob Ziegenhagen, Acting Vice-President; Margaret Burdick, Clerk; Lucia Powell, Treasurer; and Board Members Sharie Broadhead, Ted Denise, Kurt Nelson and George Thomas.

*have at the Annual meeting*

PRESIDENT'S REPORT: A quorum was present. The minutes of the Board meeting of July 23, 2005 were approved by consensus. By-laws: Mr. Caruthers stated that the By-laws should be approved by the Association at the annual meeting without a problem. No comments had been received, and he will explain the removal of the indemnification clause. It was decided to provide 50 copies of the By-laws (explanatory version), the phone list, the proposed budget, the Ridge rules, and the minutes from the annual meeting of 2004 at this annual meeting. Historic District: Adriainne Hawkinson is very willing to stay with this project. There are two steps towards recognition. One has a great deal of work in putting together information. After the Historic District Committee approves the application, there would be less work to seek approval. David Powell, the Abels and the Snyders will be asked to assist Mrs. Hawkinson. There are no perceived downsides to garnering designation. The benefits would be the preservation of seasonal use of the community and the recognition of the uniqueness of Rustic Ridge. Margaret Connors and Marilyn Williams are also interested in the preservation of the history of the Ridge. Mrs. Broadhead will pursue asking Mrs. Connors to be the historian of the Association. On motion of Mrs. Powell, seconded by Mr. Thomas, it was unanimously decided to pursue designation of the Rustic Ridge as an Historic District.

*2004*

*Further and*

Signs: The Board is committed to building a sign at the North end of the Ridge. Salvaged material will be used by Ridge "carpenters" after a location is chosen.

Budget: Mrs. Powell presented two budgets, one showing a raise of the dues from \$75 to \$100. If the dues are raised, the expenses are barely covered. It was the consensus of the Board that the reserve fund should be saved for true emergencies. It was suggested that the new budget reflect that money carried over since 2000 was spent last year on road repair. This year's budget expends less than usual for the roads. Mrs. Powell will approach the new cottagers (StClair, Chromey, Given and Mrs. LaVallee's daughter) about joining the Association. And, if possible, she will develop an application for Associate membership for cottagers' children. The dues notices will be sent in August.

OLD BUSINESS: Property Tax Analysis: There was increase in assessments by the Town, particularly on seasonal camps. Some cottagers have appealed the tax and gotten relief. It was decided that Mr. Ziegenhagen, Mr. Nelson, Mrs. Broadhead, and Mr. Caruthers, with Mr. Thomas's help, will confer with the Northfield tax office and possibly with the First Selectman. Ridge Archives: These materials are stored in Dalbin Library. Mrs. Broadhead will follow-up on their disposition (possibly to the Northfield Historical Society) with Mrs. Connors and Mrs. Burdick. Nominating Committee: A committee was chosen with Charlotte Martin as chair, Mrs. Broadhead and Mrs. Powell

as members, and with Mr. Caruthers as an ex-officio member. Schools Update: Mr. Caruthers will report that little has occurred. ~~He will announce that a Boston firm has been chosen to market the sale of the Northfield campus and that it is following-up each feeler. Mr. Nelson will explore this matter.~~ Mt. Grace Conservancy: This organization, a land preservation trust for property between the Quabbin Reservoir and Mount Monadnock has state and local contacts. It is interested in the 2,000 acre piece of land behind the Ridge and is holding a meeting at the Trinitarian Congregational Church on Thursday, August 4<sup>th</sup> from 6:30 to 8:30 PM.

NEW BUSINESS: Seasonal Use of the Roads: The executive board had decided that the season use of the Ridge roads was a vital principle to defend. Therefore, James Broadhead, Mr. Ziegenhagen and Mr. Caruthers had met with Edward Berlin, a Greenfield lawyer with extensive litigation experience. It was ~~learned~~ *confirmed* that the Ridge roads are private - neither the Town nor the Rustic Ridge Association have control over them. They belong to the owners of the properties adjoining them. After 20 years of incorrect use, said use is permissible. The Board decided that negotiation with Michael Hanrahan, a year-round resident who has roads plowed for his use, was preferable and its first step. It might allow continued plowing for him - definitely ruling out plowing Oak Terrace. If necessary, then legal steps would be addressed. A case would involve Lucy Livingston, the Abels, Margaret Connors and the Rustic Ridge Association. After the situation with Mr. Hanrahan is resolved, then Mrs. StClair will be approached. She has no right to plow and was aware of this fact when she purchased her cottage. Legal costs could be as high as \$10,000 *or more*.

It was the consensus of this Board that we will try to work amicably with the two year-round residents who live on Ridge roads. However, as the full membership has twice voted ~~the~~ *becomes* use of the roads is seasonal, and it may become necessary to pursue legal means. On motion of Mr. Nelson, seconded by Mrs. Broadhead, it was unanimously (including the absent Mrs. Hawkinson and Mr. Young) decided that the Board of the Rustic Ridge Association agrees to take whatever action necessary, including legal steps, to preserve the seasonal use of the Rustic Ridge roads. Dues: On motion of Mrs. Powell, seconded by Mrs. Broadhead, it was unanimously ~~decided~~ to ask the membership to raise yearly dues to \$100. Special Assessment: On motion of Mrs. Broadhead, seconded by Mr. Nelson, it was decided to ask the membership to approve a special assessment of \$50 to preserve the seasonal use of the Rustic Ridge roads. Directors and Officer's Insurance: On motion of Mr. Ziegenhagen, seconded by Mrs. Broadhead, the Board unanimously agreed to buy a Directors and Officers insurance policy. *agreed*

By consensus, the meeting was adjourned at 1:10 PM.

Respectfully submitted,

Margaret M. Burdick