

Rustic Ridge Association
Board Meeting Minutes
Monday, April 22, 2024, 5:30 P.M.
Virtual Zoom Meeting

Attendance – Leesa Campbell, Doug Denise, Bob Ziegenhagen, Jean Bubriski, Bill Ferguson, Patricia White, Emelie Collet, John Powell, Phil Sherburne, Marianne Chenoweth, Chris Martin, Carol Ziegenhagen (observing).

President's Report - President Trish White reported that Steve Severance confirmed that he will collect trash again this summer beginning Saturday of Memorial Day and ending the Weekend of Columbus day.

Trish and others regretted the passing of Jim Broadhead, Marybeth Chapin, Milt Djuric and Ed Finch since our last meeting. Leesa Campbell also told the Board that her sister Elaine had suffered a bad fall earlier this month. The Board expressed their affection for Elaine and their hopes for a speedy recovery.

It was also mentioned that some cottages are or will soon be for sale, including those owned by Kurt Nelson and Marianne Chenoweth.

The Water Company will be turning on the spigot by May 1.

Financial Report – Doug Denise reported that the Ridge cash balance in the Greenfield Cooperative Bank is a little over \$34,000. Income to date is slightly behind year-ago at \$8,838 and expenses are atypically low at \$2,463, due to outstanding road repair invoices. Doug said he is following up with several cottage owners who have not yet paid and he expects additional revenue to come in. See attached Financial Report.

Doug pointed out that the Ridge's cash balance has declined steadily over the past few years and that revenue is not covering the annual road repair bills. Our cash on hand might be inadequate to cope with a major road repair caused by extreme weather events which seem to be happening more frequently. Since our last dues increase in 2015-16, Doug pointed out that the purchasing power of our income stream has declined by approximately a third due to inflation. He recommended that we pursue an increase of Membership / Associate dues from \$150 & \$40 to \$200 and \$50. After discussion the board concurred.

Doug reported that a significant cause of our revenue decline was the decline in large contributions above and beyond the dues themselves. Emelie Collet suggested that the Board should approach families which use the Ridge heavily and are positioned to contribute more generously. Her suggestion was well received and a sub committee of Emelie, Trish, Phil Sherbourn, Leesa, and John Powell was formed.

Social Committee – Jeannie Bubriski reported that we were still at the early stages of planning the 2024 Social Calendar but that the early events are already covered: Carol Ziegenhagen volunteered to manage the Saturday, July 6 Dinner and Lynzi Ziegenhagen will manage the reception after the July 4 Parade.

The Board suggested a number of possible events for 2024 and Jeannie reacted positively, saying a detailed list of proposed events will be available in the weeks ahead.

Nominating Committee – A nominating Committee of Carol Ziegenhagen, Leesa Campbell, Trish White, Margie Connor and John Powell was appointed with Emelie Collet as an observing participant. Two Volunteers for the class of 2026, a President and Vice President are necessary.

As part of this discussion the Board decided that the Social Committee and the Road Committee heads would be ex-Officio members of the Board.

Closure and Next Meeting – The meeting adjourned at 6:38 PM. A date for the next meeting was not finalized.

Submitted Bob Ziegenhagen, Clerk
April 24, 2024

Rustic Ridge Association Board Meeting
April 22, 2024
Treasurer's Report

1. Greenfield Cooperative Bank account balance \$34,346.98
2. PayPal account balance \$38.31.
3. Total FY23-24 Revenue to date

Contributions (Reserve Fund)	\$1,036.79
Dues Active Members	7,053.85
Dues Associate Members	742.95
Interest Income	<u>5.32</u>
Total	\$8,838.91
4. Total FY23-24 Expenses to date \$2,463.43
Community Contrib. \$1,000, Five Acre Property \$61.11, Social \$502.32, Trash Collection \$900.
5. Member Dues payments and reserve fund contributions

FY23-24 at April 20

Active Members/cottages 48 paid of 63 cottages listed	\$7,053.85
Associate Members/Families 19 paid of 52 listed	\$ 742.95
Active Member Reserve Fund contributions - 13	\$ 920.99
Associate Member Reserve Fund contributions - 2	\$ 115.80

FY22-23 at April 20

Active Members/cottages 53 paid of 63 cottages listed	\$7,750.36
Associate Members/Families 15 paid of 52 listed	\$ 586.93
Active Member Reserve Fund contributions - 14	\$1,055.96
Associate Member Reserve Fund contributions - None	\$ 0.00

The following chart compares Dues and Contributions revenue at the end of April from FY19-20 through FY23-24 (FY22-23, FY23-24 to April 20).

<u>Revenue Source</u>	<u>FY19-20</u>	<u>FY20-21</u>	<u>FY21-22</u>	<u>FY22-3</u>	<u>FY23-4</u>
Member Dues	\$8,350	\$9,122	\$4,596	\$8,337	\$7,797
Contributions	\$1,610	\$2,465	\$1,407	\$1,056	\$1,037

6. In February and March 2024, PayPal invoices were sent to all Active and Associate Members whose dues were not yet paid (except those with no listed email address to whom letters were mailed). As of this report, 33 Members have paid via PayPal. PayPal reminders for dues not yet paid will be sent in May. Additional requests (cajoling, prodding, etc.) will be made, as required.

7. Other Items

Massachusetts Annual Corporation Report filed November 9, 2023
Federal Annual 990-N Tax Return for FY2-23 filed November 28, 2023