

# Ridge Line

March 25, 2005

Kenney Ridge  
Community Association

## MINUTES

### KRCA General Meeting

March 5<sup>th</sup>, 2005

4:00 pm Farmhouse

**Attending:** John Workman, Jeanine Collins, Nancy McNair, Molly Swan, Basil Cambell, Manita Dean, O.C. Dean, Dave Lindsay, Suzie Lindsay, John Gianola, Liz Conroy, Jane Okrasinski, Sky Cambell, Dave Slutzky, Kate Blane, Jay Nackashi, Cori Pringle, Karen Porter, Jim Kissane, Nancy Stangle, Dan Everett, Nan Kissane, Jim Porter, Gere Warrick, Chet Thomas, Patti Freeman-Lynde, Ray Freeman-Lynde

#### Announcements

Manita: Birthday supper on 29 March, 6:30 to celebrate Dave and OC birthdays.

Jim Porter: Colloquium on Global Warming, 21 March, 4pm.  
Presented by Jim Porter and Jim Ponsoldt, Student Learning Center, rm 148.

Kate: Announced upcoming Visit to Jubilee Partners. Dates being worked out.

Hands on Athens, First weekend in April

Liz has Claude Anshin Thomas book to lend.

Cori- Care Potluck Fri. 18th, 6:30 at Jay and Cori's house to honor Kissanes.

Dave S. - Wed March 16 4:30-6:30. Clean up pine trees in front of farmhouse.

Jane reminds people to get back with choices for community center site.

Karen reports on Air Quality process with Certainteed, which has now withdrawn original plans and submitted larger project. What is positive is that the planning commission is now aware that federal air quality standards limit growth.

Cori speaks of brother and wife and one year old looking into lot at KR.

Goggans have an Hispanic woman housekeeper, who needs job doing housecleaning, wants more work.

Feb Minutes approved with changes to name spellings and Liz designated as resource for membership and communications committee, not member.

#### Officers' Reports

Treasurer- \$700 paid to ALT endowment \$7500 into an Athens First 31 day CD paying 2.79%. \$10,500 Road Fund was put into an Athens First 31 Day CD. The \$22,000 from Lot 1 sale proceeds was also put into an Athens First 31 Day CD. Drop box for financial relays placement was discussed. No definitive placement determined.

President- Thank you to committees for meeting and reporting back.

Thanks to Tom for Ridgeline.

VP- Compiling short form of mission statements of committees. Please include frequencies that committees meet.

Secretary- Notary Seal purchased

#### Committee Reports

Jay - Facilities- Discussed feedback on pavilion ideas. Will pass around new drawing. Markers in field. 16x24. Vaulted roof will be in view shed from road. Estimated \$2500-\$2600 cost if put together by community. 8'-15' at center. Color sample sent around. Tan suggested. Suggestion of a ramp. Extra lumber can be for portable benches. One or two picnic tables to be added later. **Motion as per the diagram and discussion passed. Patti & Nancy MacNair are standing aside.**

Suggestion to call for abstentions by OC. Dan suggested, ask for consensus. People who are not in favor speak up then. Roberts Rules do not apply to consensus. Nancy Stangle - Language "vote" is confusing. That allows us to see how people feel.

Manita - Communications committee did meet. Next meeting March 17, Tues., 7pm.

Karen- Architectural Review Committee met. Has gleanings from bylaws and web and asks for others to check and see if there is anything more. Will write up a simple one-page guideline that will be brought to membership for vote.

Will be included in packet for new members.

Dan-Eco-tech- two task forces to investigate transportation and alternative technologies. Ride board to be put on community web page.



Liz- Roads committee- Questions about naming roads. Can't put up signage for new names due to postal addresses already designated.

### Unfinished Business

Covenant Changes. We now have legal approval. We need to get everyone's signature that is here. 53 members in all. We need 85%. Each name must be notarized.

### New Business

Kissanes' letter requesting release from 60 days right of first refusal.

Sky reads official bylaws about this.

Dan- this was to allow first choice for family member to move in. It is traditional to wave this if there is no such need.

Nancy MacNair moved that we wave the first refusal. Seconded.

Discussion:

Basil sees the choice of community as a larger field than just family members. Community trying to find like-minded people to move in. Is there a waiting list? Not now.

Nancy- essentially the community would have some say for friends. So those people would know first.

Karen- either you are in or not in the community, determined by ownership of lot.

Sky - don't want to set a precedent that 60 days is waived every time.

Suzie believes this covenant be considered case-by-case. Does anyone have anyone interested in the house? No.

Gere- obviously none of us here are in a position to buy their house, so we should not stand in the way.

Jim- gratitude for your good will. A sense from us of no little embarrassment for causing you to have to spend your time this way. The fact is we did not respond to the covenants in a way that would have been best. Glad to think that somewhere out there may be a lot of clamor for our house. Please don't be bashful to tell others.

Patti- is it conceivable to have an open house?

Nancy Stangle- this is a notification for us to tell our friends. We can continue to do that even waiving the right of first refusal.

**Consensus passed to waive right of first refusal on Kissane House. Sky stood aside.**

**Suzie proposes Kissanes be asked to be honorary members of KR community. Passed.**

Sky- Motion to have an official waiting list. Referred to the Board.

Nancy Stangle- Question about status of Street lights. Karen- In Dec. our appeal was put off. County attorney and public works are reconsidering. Nancy Stangle suggests we just leave the bond there just in case. Not push it again. Bond \$1500 is community money.

OC concern about dip in the road. Nancy suggests ask the county anytime to check it out.

Patti- Is it ok to take down wood from commons?

Suzie- Animal habitat- ecological issue. Ask to take wood off private property.

6:05 Close

Submitted by Molly Swan

MINUTES

## KRCA Board

February 17<sup>th</sup>, 2005

4:00 pm Farmhouse

Attending Manita, Sky, Dave S., Molly

### Agenda:

- Have parliamentary procedures in place
- Kissanes' house sale
- Facilities committee decision

**Announcements:** OC has replaced blaze on rock with blaze on tree. May take a wire brush to scrape it off. (Dave) Sat workday. Maintaining the character of the land. Farmhouse lot was originally open space. Primary objective to rid pine tree infestation from farmhouse lot. Trees will be moved to eroded areas as groundcover. Also continue to work with the drainage at the edge of the road. Take the edge right to the edge of the asphalt. Molly has applied for notary certification. O.C. donated a laptop for secretary to use. Thank Skipper & Jim for hosting luncheon. OC waiting to hear back from Jim Warnes on Covenant amendments.

### Committee Reports

**VP Duties Explored:** (Dave) asks for clarification on what VP as liason needs to be doing.

Dave will report from committees to the board. He determined committees to communicate with. Reminder that we need goals from committees in next few months. Reminder to meet by Feb 28 to determine goals. So far - Eco tech submitted goals. Care met and has goals. Is reconfiguring new committee member groups. Working on Jackson aid situation. Land use has submitted goals. Dave will contact those committees that haven't given goals yet and will try to compile a single sheet of goals.

Sky requests whoever is doing web to list committee goals on web page.

Sky - suggestion that VP review with committee chair how they are doing with meeting goals. Each committee needs to put in goals how often they are needing to meet.

**Communications:** Organizational Meeting (Manita) Tues, Feb. 22, 6pm at Dean's house

**Facilities:** Markers have been placed for a potential site of the

Pavilion. Request Jay to make announcement on yahoo listserv. Roads committee was created when KRDCG dissolved.

#### **New Business:**

Kissanes are selling their house.

Manita wants the realtor to have a packet to show potential buyers.

Nancy and Tom are the only ones with a packet. Will need to make copies.

It is part of our new covenants that property contract needs to include covenants and bylaws. Kissanes will put an announcement in the Ridgeline. When they have a potential buyer, they will be invited to membership meeting. Agenda item set for membership meeting. Request by Molly to communications committee to reevaluate the packet and see if there is a way to make it better.

\*Motion for Sky to ask the Kissanes to have the new owners sign that they have read the bylaws and covenants. Motion passed unanimously. Motion to recognize what the Kissanes have given to Kenney Ridge. Need to look at if they want to remain members. Pass on to care committee task of creating a certificate of appreciation that represents our gratitude. This will be setting precedent.

Recommendation to care committee to fashion a certificate of appreciation gift to Robin for her contribution to the community. Sky and Dave will go over Parliamentary Procedure.

Discussion of Means of Establishing Culture of Open Communication between KR Members: Remind membership that being in relationship means you may not always avoid negative emotions. Yet when we continue to communicate with respect and patience, we can strongly disagree and still have a meaningful and positive relationship. Idea of making conscious agreement with each other to communicate directly when we feel something is important. Need to sort out what is important. What is important for one may not be important for another. Gist of the issue is that we would like to nurture culture in which it's safe for you to talk to me, and I care about hearing what you have to say. We want to generate different ways of feeling safety. Provide safe environment by being explicit. Satire and sarcasm do not promote safety.

Manita will make announcement on yahoo about communication meeting and invite anyone who wants to participate.

Agenda for General Meeting.

New Business : Right of First Refusal

Facilities Pavilion – Ridgeline should be out for 10 day deadline preceding meeting.

Playful demo of communication agreements.

Next Board meeting Sunday 4pm , March 20th. Cancelling 17th.

Next General Meeting March 6

Minutes submitted by Molly Swan, Feb. 17, 2005

## Upcoming Events

March 29th (Tue.), 6 :30 pm

Birthday supper and celebration for O. C. Dean & David Lindsay @ the Dean's

April 1st (Fri.), 2nd (Sat.) & 3rd (Sun.)

Hands on Athens - Registration, lunch & Afterglow @ Athens Community Council on Aging, Historic Depot, 135 Hoyt Street

April 3rd (Sun.), 4:00 pm

KRCA General Meeting and potluck @ Farmhouse

April 16th (Sat.), 9:00 - 11:00 am

Land Use Workday @ Farmhouse

April 22nd (Fri.), 5:30 pm

KRCA Board Meeting @ Suzie Lindsay's

#### MINUTES

## KRCA Board

March 20<sup>th</sup>, 2005

4:00 pm Farmhouse

Sky, Manita, Suzie, Molly, Dave, Cori, Jay

Minutes approved

Decision to approve Board minutes by e-mail and then post in Ridgeline.

Draft sent to board members. Changes sent via reply all. Final approval when all are in agreement.

Dave's computer has been down, so reception of committee plans has been delayed.

Only knows about land use scheduling so far.

Cori - Care Committee. Lots of things have come to Care Committee. Is this committee supposed to handle all this? If so, she needs to step down. Request by member for Care Committee to ask Robin to educate community about Austin's medications. Not Care Committee's responsibility. Proposal to offer Robin and Will a peer support group. Privacy issue.

Molly will talk with Liz and Tom about being Robin's & Will's support along with Molly.

Request to Care Committee for Certificate of Appreciation for Members who leave. Cost will be about \$20 per household.

Motion to allot up to \$150 to take care of plaques for 3 Kissane families and Roger and Betsy Collins.

Jay- Lot

Jay Nackashi spoke to the Board concerning Lot 10 and a misunderstanding from his point of view as to the availability of that lot for purchase. He became uncomfortable when he and Cori attempted to buy it for Cori,s brother and sister-in-law. Jay said the conditions under which the lot was on the market were confusing. He stated a personal wish to communicate with all the interested parties to sort out the confusion. He and Cori stated that they want to be on good terms with all their neighbors and requested community support in clarifying the lot sale process.

Jay suggested that an official waiting list be established with Kai Riedl at the top, even if he is not a community member or family member. Kai is the other party who has stated his desire to Nancy Hunter to buy lot 10. There was a suggestion to establish a waiting list with protocols for persons who are not family members, to apply once the provisions of the Bylaws concerning the Right of First Refusal by the community have been followed.

Jay and Cori left the meeting.

Continuing discussion concerning lot 10.

Sky read formal notice of intent to sell by Charlie this Thursday.

“March 18, 2005

Dear Kenney Ridge Community,

This serves as a formal notice of my intention to sell Lot 10 in Phase Two. I am requesting that the 60-day Right of First Refusal be waived at the April community meeting. I ask this for two reasons:

- 1) my agent for this lot sale, Nancy Hunter, contacted every active community member last year to explain the unique circumstance under which the lot was purchased and that it was for resale immediately. Although no formal letter was written, certainly the intent of the Right of First Refusal was met and,
- 2) after the lot being shown to over 10 parties I have a buyer who is very interested in becoming a member of the community.

By way of further explaining the low profile of this lot sale, Nancy, by reminders at community meetings (and requesting it not be entered into the minutes), hoped to avoid a legal confrontation with the parties she felt could be destructive to the community. She has taken full responsibility for not following through on the formal letter of intent. It was just not on her radar screen at that time.

Thanks,  
Charlie Jameson”

A discussion continued re: Question of notification, since Nancy had notified everyone last year.

Sky read the Covenant provision that this notification is supposed to be written, She noted that the provision does not say how or where.

The Board agrees that there needs the announcement in writing, a dated letter to the Board, and the announcement then needs to be communicated to membership. A form needs to be devised. 60 days will begin when community is given written notification, according to Covenants.

Suzie spoke concerning a waiting list. We cannot give Kai a binding guarantee; however, we can tell him that whenever a lot becomes available, and is out from under the 60 day notification, he will be notified first. You can always seek informally to find interested persons for a property before putting it on the market, but once it is actually for sale, the lot must be offered first to the community in accordance with the Covenants.

Ad-Hoc Committee

Manita proposed that an ad-hoc committee be established to review our procedures so that there will be no ambiguity as to right of first refusal. Waiting list cannot have priority over the right of first refusal.

The ad-hoc committee can also review the idea of a waiting list and who and how it would be done.

More on Lot 10

Suzie continued to stress to the Board (and community) that although [the required] formal written communication was not given on lot 10, the entire community was notified informally and in community meetings that the lot was on the market. She feels that in a sense, the members implicitly agreed to this procedure, or at least did not challenge it at the time. The Board should ask the community to keep what has happened in mind when weighing this particular request to waive the right of first refusal.

Molly spoke of her concern over the muddiness of the negotiations over lot 10 and voiced her strong conviction that we honor the official procedure requiring written documentation of right of first refusal notification. She spoke of trusting the “strength of the crucible” of the community intentions and covenants.

We will send the Letter from Charlie Jamison to the Ridgeline along with our minutes.

The board recognizes that this situation came about because of an unintentional misunderstanding. There is a need for more clarity in the procedures for selling property at K Ridge.

Manita spoke that we will have a “Moment of education” at the Membership meeting by reading all of the provisions in the covenants about the right of first refusal.

The Board also discussed the option that the first written notification of Lot 10 being for sale could be construed to be the February Ridgeline that came out February 22. Under the headline of

“Announcements” for the February 6th Membership Meeting it is written:

“Nancy Hunter - Reminder of Charlie’s desire to sell lot 10. A couple of people have expressed interest. Nancy is happy to show it at any time.”

This option will be presented at the April General Meeting.

Motion that [suggestion] be sent to ad hoc committee that official 60 day notice be given to secretary and sent in written form to all members. \*\*

Other

As we were running out of time for the meeting, Sky urged the Board to review the information that has been sent out by the Architecture Review Committee.

Roads Committee wants approval of \$1000 budget for upkeep of roads. Interest on the Road Endowment fund will pay for this over time. The Board approved this budget request and will ask the Finance Committee to determine where the money comes from.

Jim Kissane has verbally resigned from the Board. The Board will ask

Nominating Committee to seek a volunteer to replace him.

Date of next meeting April 22, Fri. 5:30

Tentatively at Suzie’s.

With future meetings on alternating Sundays & weekdays.

Submitted by Molly Swan, 3/21//05

Dear Kenney Ridge Community,

This serves as a formal notice of my intention to sell Lot 10 in Phase Two. I am requesting that the 60-day Right of First Refusal be waived at the April community meeting. I ask this for two reasons:

1) my agent for this lot sale, Nancy Hunter, contacted every active community member last year to explain the unique circumstance under which the lot was purchased and that it was for resale immediately. Although no formal letter was written, certainly the intent of the Right of First Refusal was met and,

2) after the lot being shown to over 10 parties I have a buyer who is very interested in becoming a member of the community.

By way of further explaining the low profile of this lot sale, Nancy, by reminders at community meetings (and requesting it not be entered into the minutes), hoped to avoid a legal confrontation with the parties she felt could be destructive to the community. She has taken full responsibility for not following through on the formal letter of intent. It was just not on her radar screen at that time.

Thanks,  
Charlie Jameson

