

Minutes of the Organization Meeting  
of the Board of Directors of The  
Rustic Ridge Homeowners'  
Association held at Plum Borough,  
Pennsylvania on August 2, 2010 at  
7:00 P.M.

Present: David Soboslay, Robbin Simpson-Greenberg, Martin Greenberg, and John Grasinger.


Mr. Soboslay presented and read the following Call and Waiver of Notice of Meeting signed by all the directors:

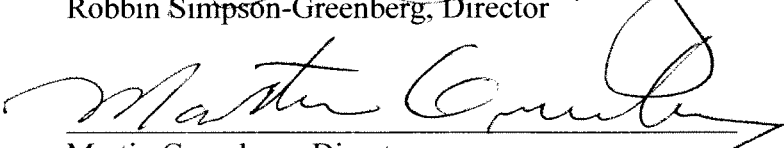
**CALL AND WAIVER OF NOTICE**  
**OF THE**  
**ORGANIZATION MEETING OF THE INITIAL DIRECTORS**

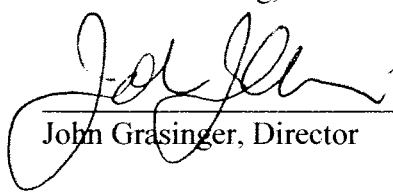
We, the undersigned, being all the directors of The Rustic Ridge Homeowners' Association do hereby call and waive notice of the time, place and purpose of the meeting of the initial directors of the Association and do fix the 2nd day of August, 2010 at 7:00 P.M., as the time and the offices of Grasinger Homes, Inc, 8035 Saltsburg Road, Plum Borough, Pennsylvania as the place of said meeting.

And we do hereby waive all the requirements of the statutes of Pennsylvania as to the notice of this meeting and we do hereby consent to the transaction of such business as may come before said meeting.

\_\_\_\_\_  
David Soboslay, Director

  
\_\_\_\_\_  
Robbin Simpson-Greenberg, Director

  
\_\_\_\_\_  
Martin Greenberg, Director

  
\_\_\_\_\_  
John Grasinger, Director

Dated: August 2, 2010

The Chairman stated that with four directors being present, there was a quorum and it was in order to proceed with the business of the meeting.

The minutes of the April and June meetings were reviewed for accuracy. Motions were made by Mr. Soboslay and seconded by Mr. Greenberg to accept the minutes. The vote was 4 – 0.

The next order of business was to review the financial statements. Mr. Greenberg made a motion to accept the financial statements and Mr. Grasinger seconded. The vote was 4 – 0.

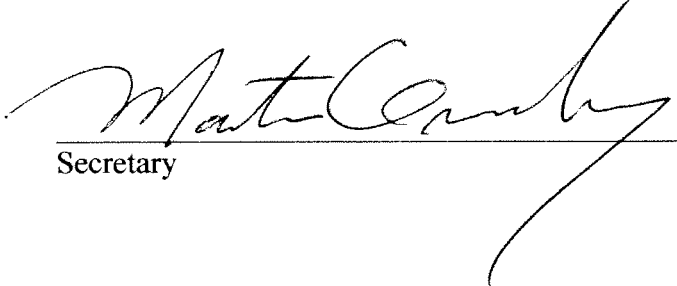
The next order of business was to discuss the remaining delinquent homeowners. A question was asked about the Dedert family on Ross Hollow Road. The house appears to be empty.

The next order of business was to discuss the landscaping work and invoices presented. Justin Beall installed the new trailhead path to the satisfaction of the Board. Invoices were submitted from Justin Beall for \$2750.00, \$1333.00 from Steven Kanas for trail and common area landscaping, and \$60.00 for the renewal of the post office box. A motion was made by Mr. Grasinger to accept the invoices and seconded by Mr. Greenberg. The vote was 4 – 0.

The next order of business was to discuss the sign replacement at the bottom of Rustic Ridge drive. It was decided that the version of the sign in green with the blue border would be acceptable. A motion was made by Mr. Soboslay and seconded by Ms. Simpson-Greenberg to accept the sign created in green and gold with the blue trim. The vote was 4 – 0.

The next order of business was to discuss the magistrate hearing results. It was decided to write a letter referencing a sheriff's sale, or applying a lien to the property. The letter should set a time limit to September 30<sup>th</sup> for payment. Payment plans are available if the assessment amount for 2010 is paid first. A motion was made by Mr. Soboslay and seconded by Mr. Greenberg. The vote was 4 – 0.

With no more business to discuss, the meeting was adjourned. The next meeting was scheduled to be September 14<sup>th</sup>, 2010 at 7:00 PM.

  
Secretary