

**Rustic Ridge Homeowners Association  
HOA Annual Meeting Minutes  
March 9, 2021**

**Opening:**

The Annual Meeting of the Rustic Ridge Homeowners Association was called to order at 7:01 pm by Ben Snyder.

**Present:**

Ben Snyder – President  
Tom Banta – Vice President  
Vince Altrudo – Treasurer  
Lisa Wunschel – Secretary  
Greg Renko

**Homeowners Present:**

Jack Myler  
Michele Grassinger  
Doug Barto  
Sarah Chandler  
Chris Rostand  
Lauren Hanlon  
Nicole Hammer  
Kelly Snyder  
Ken Wunschel

**Opening Remarks – Ben Snyder**

- Introduction of Board Members
  - Welcomed everyone to the HOA Annual meeting
  - Scope of Services vs. Non HOA Responsibilities. Please see presentation in the minutes for Annual Meeting for further information.
  - Please visit the HOA website, [RusticRidgeHOA.org](http://RusticRidgeHOA.org), as all information pertaining to the association is located there.
- **Facebook** – Greg Renko
    - Rustic Ridge HOA, is also updated with pertinent information pertaining to the association.
    - Please remember this is a private group to post positive activities within the community. Negative comments, attacking of residents, threats to board members and lashing out will not be tolerated and will cause removal from this group.

- **2020 QuickBooks Review** - *Tom Banta*.
  - QuickBooks is where the board manages finances (income and expenses).
  - Currently there is close to \$6,000 in money due to the HOA for prior years.
  - We have 227 homes in the community at \$95/year HOA fee which is \$21,565 annual amount we should receive for expenses/capital improvements.
  - All expenses/incomes are reviewed quarterly by the board and is posted on the Rustic Ridge website. Two items are the largest expenses. One, the landscaping is 57% of the budget and two, insurance has significantly increased (over three times from previous years. The board did review several insurance companies and options and went with the best one at the lowest cost to the community.
  
- **Quick Books Upgrade** – *Tom Banta*
  - Past invoices would take days for the board to produce. This upgrade allows the board to produce invoices in ½ the time.
  - Allows for direct payments
  - Customized reporting features
  - Better customer support
  
- **Morris Paris & Associates** – *Vince Altrudo*
  - Prepare financial reviews and tax returns.
  - Information is posted no the HOA website
  - Conclusion of the financial review, “Based on our review, we are not aware of any material modifications that should be made to the accompanying statements of cash receipts and disbursements in order for it to be in conformity with the cash basis of accounting”....meaning, this review was impressed on how the board is handling the financing and book keeping for the HOA.
  - Ben stated the board opted for a financial review and not an audit. The cost for this service is \$1,000 for the review and the tax return. Prior board was paying over \$3,000/year for this service.
  
- **2021 Budget** – *Ben Snyder*
  - 9 additional payments were received in the PO box today making our current total money \$22,189.00.
  - HOA should receive a total of \$21.565 if all 227 homes pay their 2021 dues.

- Total delinquent dues is a total of \$5,955 which is a lot less than when this board took over. There are 28 homes that are delinquent, some of them over \$900 in past dues.
    - The board has been discussing on how to receive these dues. When a home owner either sells or refinances, the board recoups that money through the resale certificate. The board will continue to focus on a reasonable way to collect back dues and late fees.
- **Landscaping– Ben Snyder**
  - The by-laws allow the board to seek out contracts with vendors limiting the term of the contract to two years.
  - We have had success in the past with Ian with O'Neill Landscaping and we asked him to resubmit a proposal
    - He has never raised his pricing since this board has been in place.
    - He doesn't cut when the grass doesn't need it and doesn't charge for that time allowing money to be saved.
- **Upcoming Projects – Ben Snyder**
  - Reseal the asphalt at Ridetop Park protecting the investment
  - Picnic tables will need to either be resurfaced, repainted or replaced due to the vandalizing done on them.
  - Future projects – the board would like to save money for much larger projects such as a playground or multi-purpose field.
  - The board will speak with all homeowners to discuss future capital projects
- **Shout-Outs – Ben Snyder**
  - Several of the home owners have gone above and beyond to assist the board with planting flowers, clean up, welcoming committee, food trucks, financial advice, taking care of the garbage at the park. The board thanks you for all that you have done to make this community better!
- **The Bad – Ben Snyder**
  - Police being called on board members for trying to have residents follow the rules of the community
  - Negative comments including, burning money regarding the track and you allow bullying, cool, good to know.
  - This is a job that none of us get paid for and try to do the best for our community. Everyone on the board has jobs and family obligations. Please try to remember this when making negative comments.

- The board sent out a letter to ask for nominations to be on the board. Out of 227 homes, one individual reached out with interest.
- Poor pet etiquette – clean up after your dog, follow the leash request when walking your dog in the park.
- Delinquent dues – the HOA is \$95/year, this is not an option, when you became a resident of Rustic Ridge, there was an understanding that this is an HOA

## **Q&A**

*Douglas Barto – 23 Ross Hollow*

**Q:** Are HOA dues for 2021 going to be able to be paid electronically or is this something that won't be available until 2022? If so, what do homeowners need to do to get setup.

**A:** Ben Snyder – no, unfortunately that will not be something for this year but will be for next year. We didn't upgrade Quick Books until after the dues letter was sent out. We will need an email address for all residents in order for them to use this once it becomes available.

*Lauren Hanlon – 64 Rustic Ridge Drive*

**Q:** Is there anywhere to get a copy of the trail map of the neighborhood?

**A:** Lisa Wunschel – yes, I will look and make sure that it is up on the website and Greg will inform everyone when it is available on facebook.

**Q:** I have a young daughter, are there any plans or updates on possible play equipment in the park or is this a liability issue?

**A:** Ben Snyder – this is not a liability issue and we are looking into that possibility.

**Q:** What are the other HOA properties that need to be taken care of?

**A:** Ben Snyder – there are paths that connect to the streets behind the fields and house.

*Erin Mathia – 317 Meadow Wood*

- There are trails that are not being maintained.
- Few families are taking care of the ones that are directly behind their home.
- Encourages all families to check them out.

*Jack Myler – 159 Rustic Ridge Drive*

**Q:** Do we pay for the street lights?

**A:** Vince Altrudo – no, the only electric we pay for is the electricity up at that park which is about \$15 or \$16 each month.

Rina DiFrank – 74 Rustic Ridge

- Welcome to all new home owners. Once the weather gets better, the welcoming committee will be around.

Pat Hannan – 117 Rustic Ridge

**Q:** Is there any update on the curb reseeding?

**A:** Vince Altrudo – you would need to contact the boro, they did not do a very good job.

Kelly Snyder – 163 Rustic Ridge

- Just a reminder to be careful as there have been sounds of a coyote that sounds very close to the plan.

### **Closing Comments**

- 2021 dues need to be by April 2<sup>nd</sup>. As of today, 117 residents have paid (227 homes in Rustic Ridge)
- Trail maintenance – one of the reasons why the board is not taking care of the trails is for budgetary purposes. Currently the board spends 57% of the budget to take care of the landscaping, if we included trails, we would not have any funding left to do anything else in the neighborhood.
- April 24<sup>th</sup> is clean up day. Jack and Pat are organizing and will be meeting at the fields, parking lot 8, time to be determined. Once this information is sent to the board, the website and facebook will be updated asking for volunteers.
- Ben Snyder- thanked everyone for joining the meeting, thanked all the volunteers. We need people to help think globally to make this a great place to live. If you have any questions, please use the website, facebook page or email the board.

Meeting adjourned at 7:46 Pm, second by Lisa Wunschel