

Rustic Ridge Home Owners Association

Meeting Minutes

January 29, 2019

Opening

The regular meeting of the Rustic Ridge Home Owners Association was called to order at 6:28 pm on January 29, 2019 by Stephen DiGioia.

Present

Stephen DiGioia – President
Ben Snyder – Vice President
Lisa Wunschel – Secretary
Tom Banta – Board Member

Absent

Vince Altrudo

Approval of Previous Meeting Minutes

- Minutes approved from previous meeting by Ben Snyder seconded by Tom Banta.

Topics

Audit:

- Auditor will be completing the 2018 statements once they are updated by the board in QuickBooks. This should be done by the end of next week.
- Auditor to complete Tax return for us and provide a cost (state and federal).
- Auditor report making statement that State and Federal have not been filed since 2010.
- Presented two different formats for report, accrual and cash statement. We went with cash statement. Giving us one hard copy and post PDF.
- Once 2018 is complete, we can schedule meeting with homeowners.

By-Laws:

- Eric (attorney) 2-4 hours to review the documentation we currently have.
- Eric concern is that we are not handing out correct documents to new homeowners.
- Tom Banta suggests we discuss this at the homeowners meeting. Show them suggestions.

Delinquent Dues Letter:

- Ran report from County website, missing one homeowner 227 homes in total in the plan.
- Need to verify if Vince received any payments prior to sending out the letter.
- Stephen to mail merge and give to Tom to send out. Within next 2 weeks letters should go out.

Website:

- Update homeowners update:
 - Sinkhole fixed
 - Audit is almost completed by CPA
 - Annual meeting to be scheduled in the next 2 months, keep your eyes open
 - Proposed budget is currently being worked on and is almost complete
 - Updating by-laws
 - Also add this to Facebook
 - HOA can certainly help with communications with Facebook and Website to post the date once you all decide.

Public Board Meetings:

- Posting quarterly meeting dates.

Budget:

- Continue to work on budget
- Discuss landscaping.

Sinkhole:

- Completed and paid in full

Outstanding Invoices:

- Steve motioned to pay outstanding invoices, Lisa seconded the motion. It was suggested by Ben to only pay once we receive all documentation, payment will be made to Marty. All agreed.
- Motion to reimburse welcome committee, Lisa motioned to pay, seconded the motion by Ben Snyder.

Welcome Committee:

- Reusable grocery store bag, box from Dunkin donuts with a \$5 gift card, Aldi gift card for \$10 along with keychain with quarter in it, plant, LeLulo's \$5 gift card, folder from HOA, addresses of grocery stores, hardware stores, churches, library paper, etc.
- New homeowners were very appreciative of the gift.

Officer DeMarco:

- Patrol in the area to occur. Specifically discussed parking.

Adjournment

Meeting was adjourned at 7:24 pm by, Stephen DiGioia seconded by Tom Banta

Minutes submitted by: Lisa Wunschel