

Minutes of the Organization Meeting of the Board of Directors of the Rustic Ridge
Homeowners' Association held in Plum Borough, Pennsylvania on February 16, 2010.

Present:

David Soboslay
Robert Lewis

Martin Greenberg
John Grasinger

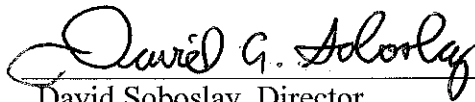
Robbin Simpson-Greenberg

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

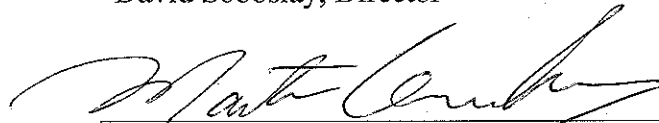
CALL AND WAIVER OF NOTICE
OF THE
ORGANIZATION MEETING OF THE INITIAL DIRECTORS

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 16th day of February, 2010 at 6:30 P.M., as the time and the offices of Grasinger Homes, Inc., 8035 Saltsburg Road, Plum Borough, Pennsylvania, as the place of said meeting.

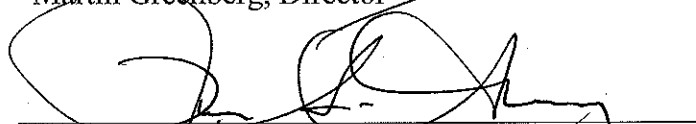
And we do hereby waive all requirements of the statutes of Pennsylvania as to the notice of this meeting and we do hereby consent to the transaction of such business as may come before said meeting.



David Soboslay, Director



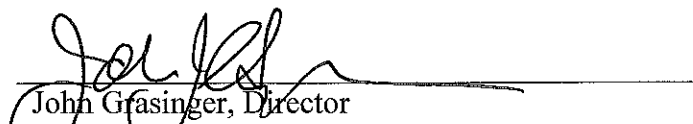
Martin Greenberg, Director



Robbin Simpson-Greenberg, Director



Robert Lewis, Director



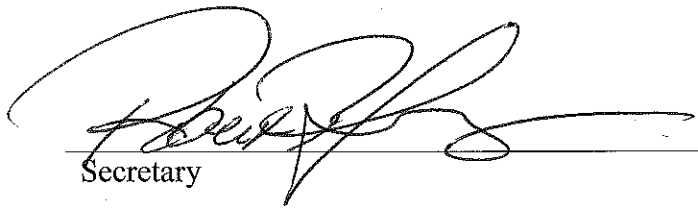
John Grasinger, Director

Dated: February 16, 2010

- The Chairman stated that all five directors are present, there was a quorum and it was in order to proceed with the business of the meeting.
- The first order of business was to review the December and January minutes. A motion was made by Ms. Simpson-Greenberg to accept December's minutes and was seconded by Mr. Lewis. Mr. Soboslay made a motion to accept January's minutes and was seconded by Mr. Grasinger. The vote was 5-0 for both.
- The next order of business was to review the financial statements through January 31, 2010, as well as, the final income statement and balance sheet for the year ending December 31, 2009. Mr. Lewis inquired about the legal fees and why we were accruing for an expense that was not incurred. Ms. Simpson-Greenberg indicated that we have had expenses of this type in the past and we wanted to make sure that money was set aside in case it was necessary in the future. Mr. Lewis indicated that this may be confusing for the homeowners who will be reviewing this information. Mr. Soboslay inquired as to the availability of the annual audits for the board's review. Mr. Greenberg indicated that the audits were complete for 2007 and 2008; however, 2009 is not available, yet. Mr. Soboslay suggested shelving this discussion until we had a chance to review the audits. Mr. Soboslay also asked Mr. Lewis to create an example of what he would like to see to make the financial statements more understandable for homeowners not familiar with the process that would be separate from the audited statements.
- The next order of business was to discuss the delinquent homeowners. Several property owners were discussed and Mr. Soboslay indicated he would follow up with a previous board member or with the real estate agent showing the property in order to determine the status of one of those discussed that is no longer living at the address. Mr. Greenberg had not filed with the Magistrate for all the unpaid homeowners as of the date of the meeting; however, several payments had been received since the last meeting. Mr. Greenberg will file with the Magistrate all of the remaining unpaid homeowners.
- The next order of business was an update on the changing of the annual meeting date. Several different potential dates were discussed. The board agreed that the second week of November would be a better date. This will be discussed during future meetings and a notice for change will be sent with the assessment letters.
- The next order of business was a discussion on the replacement of the signs at the entrance to the plan at Ross Hollow Road and Rustic Ridge Drive. The board reviewed several examples of signs done by D-Signworks Custom Signs. It was agreed that most homeowners would like to have the signs replaced. Mr. Soboslay made a motion that board authorizes an expense not to exceed \$4,000 for two new signs located at the corner of Rustic Ridge Drive and Ross Hollow Road. Ms. Simpson-Greenberg seconded the motion. Before the vote, Mr. Greenberg reminded the board of the \$2,700 expense for trailheads that has

already been contracted. After discussion, it was determined that we would not be overextended and were able to schedule this work to do be done. The vote was 5-0.

- The next order of business was an update on the landscaper contract; however, due to the weather Mr. Soboslay was unable to meet with him. Mr. Soboslay will attempt to meet with him prior to the next meeting.
- The next item on the agenda was the budget; however, the discussion was placed on hold until March's meeting.
- With no more business to discuss, the meeting was adjourned. The next meeting was scheduled to be March 9, 2010 at 7:00 P.M.



Secretary