

Rustic Ridge Homeowners Special Meeting

October 29, 2018

Plum Municipal Room

53 Attended

7:00pm

Minutes: Suzanne DiGioia

- Martin Greenberg – Welcomes all in attendance, Thank you to all who are in attendance
  - a. Mentions he has supplied financial summary sheets
  - b. Steve Kanas (Landscaper) had some health issues, tipped tractor on trail – had to fix tractor
  - c. He accepts nominating petitions for new Board Members
    - i. Stephen DiGioia – President
    - ii. Ben Snyder – Vice President
    - iii. Vince Altrudo - Treasurer
    - iv. Lisa Wunschel – Secretary
    - v. Tom Banta – Board Member
- Robbin and Martin Greenberg officially resigned
- Stephen DiGioia – Hand outs will be posted on web site
- Did everyone sign in?
- Thank you to Martin and Robbin Greenberg for all the time and effort they have given the HOA for many years
- HOA has floundered and the new board would like to see this turn around
- We have two board members who are traveling due to work Lisa Wunschel and Tom Banta
- Thank you everyone for coming
- Audit will be done by independent CPA per our by-laws yearly
- Annual budget will be posted on the website
- Board will be very transparent – will post financials monthly
- Web site to change with additional functionality
- Email blasts will keep homeowners in the know
- Would like to pay dues on line
- Would like to offer a market place for residence
- Suggestions will be welcome
- FB page for information just for residents
- By-laws are very outdated and board will update (still describes requirement to have developer as a member of the board). Changes will require 51% vote to change
- Pavilion needs updating, faulty wiring evident
- Paths – are they used and worth keeping maintained?
- Adjacent land (paths) should homeowners absorb that land?
- Soccer field – Has been suggested in the past that the Borough take over this property, Not attractive for our homeowners, we would lose any say in what goes on in that area.
- Security light needs repaired and updated. Possible drug activity in that area.
- Plum Police officer in plan Dan Moriarty willing to go to field anytime a resident calls to help flush this activity out when possible

- Would like to see some new committees in the HOA
  - a. Welcome committee
  - b. Social committee, others?
- Delinquent Dues - we cannot have part of the homeowners paying and some not. This will be addressed
  - a. Will be address individually 1 on 1
  - b. Will post current status of delinquent homeowners on web if accounts are not reconciled
- Success of the HOA depends on homeowner participation. We want to support your ideas and concerns
- Annual meeting will be scheduled for some time in the first quarter after audit results are received. Moving it from December since December is a tough month anyway to have an annual meeting
- Would like to see residents active together.
  - Picnics
  - Egg hunts
  - And more

#### Questions and Answers:

1. Bernard Murphy – 57 Rustic Ridge - There is a sink hole adjacent to his property on the walking path. Contacted county. Who is responsible for this area?
  - (1) Board is unaware of this problem but will look into cause and will determine how to repair.
2. Stephen DiGioia spoke to Steve Kanas (landscaper) he said he may retire this year HOA so we will have to put out a bid to find a new landscaper
3. Carol Biehl – 121 Rustic Ridge. Has not paid the current dues. Now that there is a new board would like to pay dues where do they need to be sent
  - a. Ben Snyder replies – Lots of people are in the same situation we will be getting in touch with those who owe delinquent dues
4. Michelle Grasinger – 25 Ridge Top – Who does she need to contact for resale certificates?
  - a. Stephen DiGioia not sure at this time. Will be sure to go to County offices and let them know we now have an active HOA and will respond to inquiries about Resale Certificates. Mentions we have a neighbor still looking for a certificate 2 years after sale.
5. Jim End – 13 Fieldcrest Drive – Looking at financial report is there \$43,000 not paid? Do you have a list of Pre-paid expenses? Showing \$23,000 prepaid expenses? What are these? September 2018 Liability Insurance?
  - a. Robbin Greenberg: 2 years of total premiums not paid
6. Stephen DiGioia we need to pay Liability insurance, Soccer field should only be for residents. We do not want to have outside teams practice there due to liability risk.
7. Jim End – 13 Fieldcrest: Is the liability insurance paid to date?
  - a. Martin Greenberg said yes it is paid
8. Melissa Slane – 95 Rustic Ridge: Common areas are over grown near her home. Are there plans to clean those up?
  - a. Vince: would like for board to take a stroll through the common areas – very concerned about the sink hole as well as trees hanging over the walking trail on Timberwood
9. Melissa Slane 95 Rustic Ridge: Please post when the meetings are scheduled
  - a. Vince: we are a very approachable board and will post

10. Jim End – 13 Fieldstone: Financial is showing \$1,000 for the last five years for cost of audits. There have not been audits done?
  - a. Robin Greenberg: It is an accrued amount.
11. Bernard Murphy – 57 Rustic Ridge: Thank you to the new board members
12. Jason Decheck – 329 Meadowood: Why were no dues collected 2017?
  - a. Martin Greenberg: “There just wasn’t, end of story”
13. Vince Altrudo: I offered my services at the 2016 meeting, fell on deaf ears. was told there would be ballots coming out. Didn’t happen. Tom also offered to help, he was sitting right next to me. Then Stephen reached out to the community for help. Stephen has read the by-laws inside out.
14. Stephen DiGioia - 83 Rustic Ridge: the By-laws are very important. For example, the Highlands Subdivision has provisions where you can vote off Board members!
  - a. Covenants do we have any?
  - b. Where are they?

Michelle Grasinger has the covenants and will email them to Ben Snyder.
15. Anita Valotta- 328 Meadow Wood Drive: Are your email addresses on line?
  - a. Stephen DiGioia: We will have information on line - Goal is to have everything posted in a new website
16. Jason Cecchetti – 77 Rustic Ridge: Thank you!
  - a. Stephen DiGioia: This is too nice a plan to let go by the wayside
  - b. Ben Snyder: Stephen will do a great job and many of you don’t realize what he has done lots behind the scenes.
17. Bernard Murphy – 57 Rustic Ridge: Speeders are terrible, can anything be done?
  - a. Stephen DiGioia: I spoke to the police about speeders the officer said Rustic Ridge “is known for that” they placed a speed digital read out for a week then followed up with an officer in the plan to possibly catch speeders. Plum does not have radar and only one traffic officer.
18. Heather Johnson – 55 Rustic Ridge: Can we get speed bumps
  - a. Stephen DiGioia: We can look into that option
  - b. Ben Snyder: There are several things we need address: Street Parking, there are signs posted all over the development that say no parking on street when a snow emergency we have lots of walkers and runners danger from speeders, driveways should be used for our cars
  - c. Vince: You can sit and watch people go through the stop signs.
19. Beth Apel – 21 Ross Hollow: Car was hit and run. The cars go 0-50 in just seconds
  - a. Stephen DiGioia: when walking we saw a speeder on Meadow Wood, saw him later on Rustic Ridge where the driver gave me the bird.
20. Stephen DiGioia: No meeting in December we will meet again in the first quarter after we have the audit results. Look forward to seeing you and more in attendance.