

Minutes of the Organization Meeting  
of the Board of Directors of The  
Rustic Ridge Homeowners'  
Association held at Plum Borough,  
Pennsylvania on March 28, 2006 at  
7:00 P.M.

Present: David Soboslay, Robbin Simpson-Greenberg, Rina Difrank, 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 28th day of March, 2006 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.

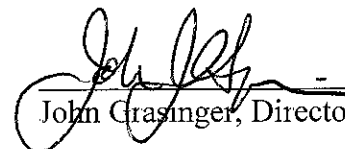
And we do hereby waive all the requirements of the statutes of Pennsylvania as to the notice of this meeting and we do hereby consent to the transaction of such business as may come before said meeting.

  
David Soboslay, Director

  
Rina Difrank, Director

  
Robbin Simpson-Greenberg, Director

  
Martin Greenberg, Director

  
John Grasinger, Director

Dated: March 28, 2006

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

The minutes of the December and January meetings were reviewed. One adjustment regarding the payment plan setup for one homeowner was made. It was also clarified that there are two payment plans; one for last year and one for the current year. Ms. Simpson-Greenberg made the motion to accept the revisions to the minutes and Mr. Soboslay seconded. Mrs. DiFrank then made a motion to accept the December and January minutes. Mrs. Simpson-Greenberg seconded. The vote was 5 – 0 for both motions.

The second order of business was to accept the budget. Mr. Greenberg made the motion and Mr. Grasinger seconded. The vote was 5 – 0 to approve.

The third order of business was to discuss collecting the delinquent residents' payments. The family using the payment plan made their first payment and the second payment is due on Saturday.

There was discussion regarding legal issues and the status of the insurance policies. The Director's insurance is due to expire in May and the Liability insurance in June. We will revisit at the April meeting.

The yearly assessment letters are to be mailed on Friday April 1<sup>st</sup>. They will include the letter and a copy of the 2006 budget.

The Board received letters from Allegheny County stating that the assessment values for the common areas were reduced to Zero.

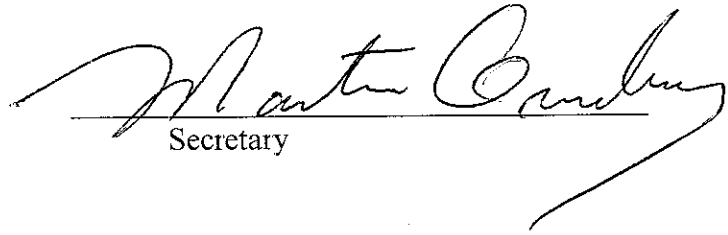
The next order of business was discussing the landscaping situation. It was decided to review the current contract with Pivik Landscaping to check whether it is for one year or two. We will await information from Pivik Landscaping.

The board then reviewed the multiple bids for landscaping received after Mrs. DiFrank and Mr. Soboslay met with the perspective contractors. Mr. Barbieri had the lowest improvement bid. It was then discussed which contractor to use. The Board decided to wait until we receive word from Pivik Landscaping regarding the current contract's time frame. Mr. Soboslay made a motion to award the contract to Mr. Barbieri for an amount not to exceed \$2000. Mr. Greenberg Seconded and the motion passed 5 – 0.

The sign committee is scheduled to meet this Saturday at 10AM at the bottom of Rustic Ridge. It was discovered the part of the sign at the bottom of the street is rotting away.

The next order of business was the newsletter. It was decided to change the article about the Homeowner's Association existence. Mr. Grasinger will re-write the first portion of the article. We also need an article thanking the Sign committee members for their hard work. Mr. Soboslay will include an article about improvements to the walking trails.

With no more business to discuss, the meeting was adjourned. The next meeting was scheduled to be April 11<sup>th</sup>, 2006.

  
Secretary