

Minutes of the Organization Meeting  
of the Board of Directors of The  
Rustic Ridge Homeowners'  
Association held at Plum Borough,  
Pennsylvania on February 15, 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 15th day of February, 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.

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David Soboslay, Director

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Rina Difrank, Director

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Robbin Simpson-Greenberg, Director

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Martin Greenberg, Director

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John Grasinger, Director

Dated: February 15, 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 from the January 10, 2006 meeting were approved 5 – 0. Mr. Soboslay made the motion and Ms. Simpson-Greenberg seconded.

The second order of business was to discuss collecting the delinquent residents' payments. The information was sent to William Otto of Sebring and Associates. There are still two homeowners delinquent. One resident has declared a financial hardship and a letter outlining a payment plan was drafted. Mr. Soboslay made a motion to accept the payment plans for the two residents. Ms. Simpson-Greenberg seconded. The vote was 5 – 0.

There was only one occupancy permit issued for the month.

The next order of business was the newsletter. It was decided that Mr. Greenberg and Ms. Simpson-Greenberg would produce the newsletter. Articles for the newsletter would be due by the next board meeting.

The next order of business was the budget analysis. The Board discussed several adjustments to the budget for the coming year. After several minutes of discussion, the first draft of the budget was completed.

The board then discussed getting the spare soccer nets from the borough at Larry Mills Park. It was decided that we needed to find out about any insurance liability before we brought the nets back to the common area.

The board then discussed the insurance situation regarding getting new bids every two years. Mr. Soboslay will look into the insurance renewal for both liability and the common areas. There are two types of insurance: Directors and General Liability.

We then discussed the upcoming landscaping priorities of the Board. It was decided to improve the trails first and to get a professional opinion regarding any aesthetic improvements. Mrs. Difrank would look into getting additional bids from landscaping contractors.

It was also discussed lowering the assessment from \$100 to \$90.

Mr. Greenberg found a CPA that would perform the audit for \$500. A letter of engagement is required and will be requested.

After the budget analysis was complete, Ms. Simpson-Greenberg made a motion to adjust the budget. Mr. Soboslay seconded. The vote was 5 – 0.

The last order of business was to summarize the responsibilities for the next meeting. The newsletter and assessment issues will be handled by Mr. Greenberg and Ms. Simpson-Greenberg. The landscaping questions will be handled by Mrs. Difrank, and the insurance renewal will be handled by Mr. Soboslay.

With no more business to discuss, the meeting was adjourned. The next meeting was scheduled to be March 14<sup>th</sup>, 2006.

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Secretary