

Minutes of the Organization Meeting
of the Board of Directors of The
Rustic Ridge Homeowners'
Association held at Plum Borough,
Pennsylvania on November 10, 2010
at 7:00 P.M.

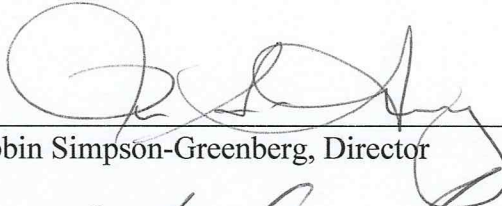
Present: Martin Greenberg, Robbin Simpson-Greenberg, and John Grasinger.

Mr. Greenberg 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 10th day of November, 2010 at 7:00 P.M., as the time at the Plum Borough Municipal building, 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.



Robbin Simpson-Greenberg, Director



Martin Greenberg, Director



John Grasinger, Director

Dated: November 10, 2010

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

The minutes from the October meeting were reviewed. A motion was made by Mr. Grasinger to accept the minutes and seconded by Ms. Simpson-Greenberg. The vote was 3 – 0.

The next order of business was to review the financial statements. A motion was made by Mr. Grasinger and seconded by Mr. Greenberg to accept the financial statements. The vote was 3 – 0.

The next order of business was to review invoices needing payment. The first invoice was for landscaping for Steven Kanas for \$1670.00. Mr. Greenberg made a motion to pay and Mr. Grasinger seconded. The vote was 3 – 0. The next invoice was for expenses submitted by Ms. Simpson-Greenberg for \$203.00. A motion was made by Mr. Grasinger and seconded by Mr. Greenberg. The vote was 3 – 0. The final invoice was submitted by Mr. Myler for landscaping around the plan signs for \$135.99. A motion was made by Mr. Greenberg and seconded by Mr. Grasinger. The vote was 3 – 0.

The next order of business was to address the letter submitted by Chuck Biehl. Mr. Greenberg read the letter and addressed each question. Refer to the attached document.

The next order of business was to respond to a letter submitted by a resident regarding dog walking and going to the bathroom on community property.

The next order of business was to discuss the walking path proposal for around the soccer field in the common area. Mr. Grasinger was going to get a price for installing the trail. Karen Saich suggested we use asphalt in the same way as the Plum softball fields are set up.

The next order of business was to discuss the ball field clean-up in the spring. The Board is looking for volunteers to both lead and participate in the cleanup. No one responded. Greg Magnus and Tim McIntosh volunteered last year. Mr. Langhorst suggested we put in trash cans at the pavilion. Mr. Grasinger suggested that someone needs to be responsible for emptying them on trash pickup day. Mr. Langhorst volunteered to maintain the trash cans and bags.

At this point the floor was opened for comments and questions. Jim Weir asked who is using the ball field and soccer field. Also, are actual teams allowed to practice? Mr. Greenberg and Mr. Grasinger answered that no teams are allowed to practice in the common area. The area is for the use of the homeowners. Mr. Magnus stated that some teams do practice.

Mr. Langhorst made a suggestion that the area be further developed so more people would use it. He also asked about weed control at the field. Mr. Grasinger would get a price for weed control fabric.

Mrs. Hagerman stated that there is a homeowner that placed their invisible fence too close to the street and makes it very difficult to walk her dog past the property. She asked if there was an ordinance regarding the issue in Plum. Mr. Greenberg will find out.

Mr. Biehl asked about accepting the last set of walking trails from Grasinger Homes. Mr. Grasinger stated that the trails have to be in good condition which is determined by walking the trails. The Timberwood trail is not completed but can be walked.

Mr. Langhorst asked about the reason for maintaining the trails. He stated that no one uses them. Both Mr. Langhorst and Mr. Hagerman stated that they mow the trail near their home, but have never complained about it to the Board.

Mr. Biehl had asked about posting a map of the trails on the website. Mr. Soboslay is working on that.

Mr. Biehl asked about the retention pond near his home. He stated that there are ruts in the ground because of dirt bike riders. Will those be taken care of if we repair the retention pond? He also asked about getting signs for the common area. We will look into what can be done either by the Board or the Boro.

Mr. Myler wanted to send out a mailing rather than using the website asking for volunteers for cleanup day.

Mr. Langhorst asked about sending out a newsletter. He suggested that kids could deliver them. Ms. Simpson-Greenberg responded by stating that we cannot get volunteers to help with anything other than the flowers for the signs and that the Board cannot do everything themselves. Mr. Greenberg stated that only a few people actually volunteer and that very few actually come to the annual meeting.

Mr. Greenberg stated that a new trailhead was constructed on Meadow Wood drive above Overbrook. He also asked the homeowners to please get in touch with the board to report any landscaping issues.

Karen Saich stated that the landscaper is doing a great job at the common area.
Mr. Hagerman stated that the landscaper is not taking care of the trail.

Mr. Greenberg mentioned the issue of grass dumping on the trails. Mr. Grasinger stated that signs that were put up near the Hagerman's property were removed by someone.

Mr. Myler stated that when the dumpster is finally removed people will continue to dump trash there.

The Board then discussed the delinquent homeowners. There are 5 from 2009 that were taken to the Magistrate. All cases were won by the HOA. We have received no payments to date. If no payments are received, the HOA will institute a sheriff's sale to get payment.

Mr. Weir suggested posting the names of the delinquent homeowners on the website. Mr. Grasinger stated that the Board decided not to do that because we live in the neighborhood and need to be able to get along with everyone.

Mr. Biehl asked if we could use a collection agency. It would end up costing more than we could recover.

Mr. Langhorst asked if the Board gets paid. Answered no.

Mr. Myler stated that 5 delinquents are actually pretty good for a community of our size.

Mr. Greenberg stated that after phase 6 is completed, Mr. Grasinger will be retiring from the Board and the replacement will have to come from phase 6.

The next order of business was opening the ballots to elect the new Board member.

Mr. Langhorst received 19 valid votes. Six votes were not counted as they did not have a return address label.

Mr. Weir asked for clarification regarding the request he made to have a flea market on the ballfield. Mr. Greenberg stated that they did not want to commit to an event that might do damage to the field in case of rain.

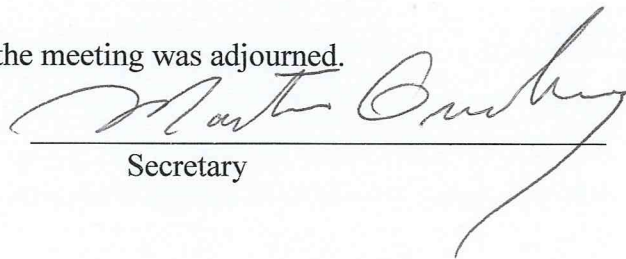
Mr. Myler asked what the Homeowners association actually does. What does it do with the money? This year it used the extra money for signs and updating the trailheads.

Karen Saich prefers mailing as opposed to walking the newsletters to the homes.

Jim Weir suggested that we do not use return addresses so they will not get thrown in the trash.

Greg Magnus asked a question regarding the property across the street at the opening to the plan when entering from the ball field side. No one is cutting the grass anymore since the prior homeowner moved out across the street. Mr. Grasinger believes that the Boro accepted the land as part of the right of way. We are not sure if the HOA owns it or not.

With no more business to discuss, the meeting was adjourned.


Secretary