

Minutes of the Organization Meeting
of the Board of Directors of The
Rustic Ridge Homeowners'
Association held at Plum Borough,
Pennsylvania on December 2, 2008
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 2nd day of December, 2008 at 7:00 P M., as the time and the Borough Building of 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: December 2, 2008

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.

Please refer to the attached agenda. The meeting followed the agenda exactly.

The Board members in attendance were introduced to the 6 homeowners in attendance for the Annual meeting. The Annual meeting for 2009 will be held at the Borough Building on December 1st, 2009.

The minutes of the November meeting were reviewed. Mrs. DiFrank made the motion to accept the minutes and Mr. Grasinger seconded. The vote was 5-0.

The financial statements were reviewed. The Board explained about the increase in the audit expense. Ms. Simpson-Greenberg explained the financial process. There was a question about landscaping cost increases. It was due to the additional area across from the common area to accept the that needed to be included in the cutting. A motion was made by Mr. Greenberg to accept the Income Statement and Balance sheets. Mrs. DiFrank seconded. The vote was 5 - 0.

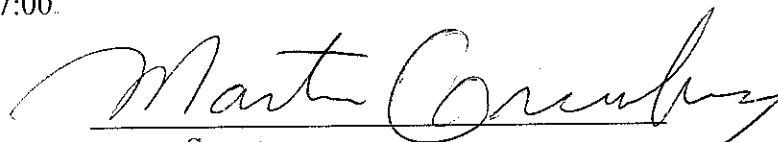
The next order of business was discussing the landscaping. A question was asked about replacing the signs at the bottom of Rustic Ridge Drive. The Board will look into the costs of both repairing and replacing the signs.

Mr. Bealle asked when the HOA will take over the new section. Mr. Grasinger responded that after construction is completed. Also, there will not be any common area in the last phase. Mr. Bealle offered the opinion that the current landscaper is doing a very good job.

Ms. Hannon then offered a suggestion to create a directory of all the homeowners in Rustic Ridge. It was also suggested to appoint street captains to oversee the disbursement of future paper correspondences.

The final topic was to discuss the possibility of adding a walking trail around the soccer field. The Board will look into how that will affect our insurance costs.

With no more business to discuss, the meeting was adjourned. The next meeting was scheduled to be January 13th, 2009 at 7:00.


Secretary

**ANNUAL MEETING OF THE RUSTIC RIDGE HOMEOWNERS ASSOCIATION
TUESDAY DECEMBER 2, 2008 – 7:00 PM
PLUM BOROUGH MUNICIPAL BUILDING - 4575 NEW TEXAS ROAD**

AGENDA

1 Welcome to all residents in attendance

2. 2008 – Year in Review

A. 2007 Meeting – Residents Request More Landscaper Accountability

- ✓• Board Hires Steve Kanas as new landscaper in spring 2008
- ✓• Trails are cleared and opened wide, trees cut and removed
- ✓• Trails seeded in fall – hope to have grass replace mud
- ✓• Removed trees from September storm at very low cost – no need to bring in a tree company
- ✓• Re-graded areas of the baseball outfield and parking lot
- ✓• Started clearing baseball field – will have in top shape for spring — ADD TO LANDSCAPER'S GRASS CLIPPINGS DUTIES
- ✓• Need help identifying people who dump on the trail
- ✓• Looked at feasibility of paving parking lot but just not enough funds at current time

✓B Purchased new soccer nets for the goals - Thank you to Kevin Schlegel for putting new nets up at field: Adult Soccer League started in late summer early fall.

✓C Had inquiries about using pavilion for parties – Installed electrical service with power outlets to the pavilion so residents would have improved use of the facility.

✓D Based on inquiry, looked at replacing original signs at entrance to plan. No rights of way exist for such signs.

✓E Trail Head Improvements *5 TRAIL HEADS*

- ✓• Met with owners adjacent to trail heads to listen to their concerns – Board wants to ensure that trailheads blend in with existing properties
- ✓• Bealls Nursery installed five new trail heads in fall
- ✓• Board to request adjacent homeowners to water plants at trailhead for an annual stipend

✓F Richard Voltz volunteered to pain signs at entrance in fall

✓G Thank you to those who maintained flowers at entrance during year *MYLER'S*

✓H Collection of Assessments – good for the most part, have date in January before the district magistrate for those persons failing to pay 2007 fees

I. Comments from the Board on 2008 activities

✓ 3. Minutes from November Meeting

- ✓ A. Motion to approve the minutes from the November meeting of the Board of Directors of the Home Owners Association

✓ 4. Financial Statements

- ✓ A. Review and explanation of Financial Statements for 2008
~~✓ B. Review of most recent audit~~
✓ C. Motion to approve financial statements for period ending November 2008.

✓ 5. Comments from the residents – please state name and address

✓ 6. Comments from the Board

✓ 7. Request for Volunteers

✓ 8. Next Annual Meeting - Tuesday December 1, 2009 at 7:00 pm at Plum Borough Municipal Building