

Minutes of the Organization Meeting
of the Board of Directors of The
Rustic Ridge Homeowners'
Association held at Plum Borough,
Pennsylvania on January 9, 2007 at
7:00 P.M.

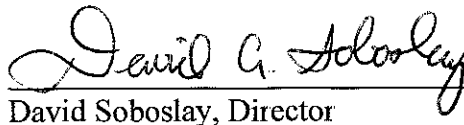
Present: David Soboslay, Robbin Simpson-Greenberg, Rina Difrank, Martin Greenberg
and John Grasinger.

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

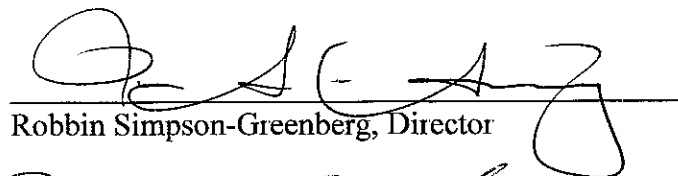
We, the undersigned, being all the directors of The Rustic Ridge Homeowners' Association do hereby call and waive notice of the time, place and purpose of the meeting of the initial directors of the Association and do fix the 9th day of January, 2007 at 7:00 P.M., as the time and the offices of Grasinger 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

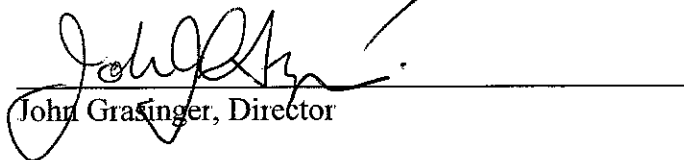
Rina DiFrank, Director



Robbin Simpson-Greenberg, Director



Martin Greenberg, Director



John Grasinger, Director

Dated: January 9, 2007

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 ~~October~~ ^{JANUARY} meeting were reviewed. Ms. Simpson-Greenberg made the motion to accept the minutes and Mrs. DiFrank seconded. The vote was 5 - 0.

The financial statements were reviewed. A motion was made by Mr. Greenberg to accept the Income Statement and Balance sheets. Mr. Grasinger seconded. The vote was 5 - 0.

The next order of business was discussing the annual audit. Mr. Greenberg will be getting the final statements from the auditor. The board needs to find out exactly what needs to be done regarding the fictitious name filing and the tax return status. The questions to be answered is "Can we finish the audit as ourselves and work on the 'not for profit status' later ? "

The Board then requested Mr. Greenberg to get a letter of engagement from the auditor for the following year.

The next order of business was discussing the location of the annual meeting. The Board initially decided on Feb. 13 or 16th remembering that a 30 day notice was required.

There were no occupancy permits given to Mr. Soboslay.

The next order of business was discussing the delinquent homeowners. As of the meeting, there are four left. A final letter will be sent and the proper forms to file at the magistrate's office will be acquired.


The next order of business was to discuss the request for information from the county with regard to the tax letters received. Mr. Soboslay will respond to the request for information to the county and also respond to the lien letter received for the \$55,000 notices.

The next order of business was discussing the landscaping situation. It was decided to attempt to get a contract from Mr. Scampone for the next two years @ \$200 per cut. We also need to draft a letter to respond in case he doesn't do a good job so the contract can be terminated and a letter to check with a designated member of the Board after September to not cut unless it is approved.

A motion was made to pay Mr. Scampone \$2,140 for work done at the end of the season. Mr. Soboslay made the motion and Mrs. DiFrank seconded. The vote was 5 - 0.

The Board will discuss the budget for next year at the next meeting in February.

Topics for the upcoming newsletter include Christmas caroling, an article about the audit, fees, the stop sign, and a list of people that have not paid.


Secretary