

Minutes of the regular meeting of the
Board of Directors of the Rustic Ridge
Homeowners' Association held at the
office of Grasinger Homes, Plum
Borough, PA on January 24, 2011 at 7
pm

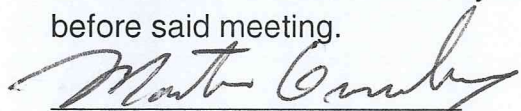
Present: Martin Greenberg, Robbin Simpson-Greenberg, John Grasinger, David Soboslay, and Michael Langhorst.

Mr. Green berg presented and read the following Call and Waiver of Notice of Meeting signed by all the directors:

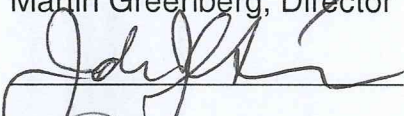
CALL AND WAIVER OF NOTICE
OF THE
JANUARY 2011 MEETING OF THE DIRECTORS

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 directors of the Association and do fix the 24th day of January, 2011, at 7:00 pm, as the time and date of the meeting at the offices of Grasinger Homes, Plum Borough, Pennsylvania, as the place of the meeting.

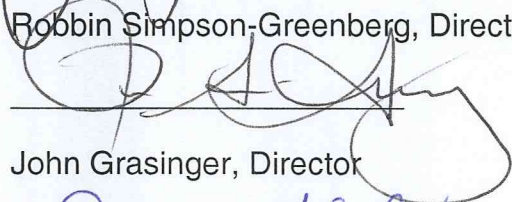
And, we do hereby waive all the requirements of the statutes of Pennsylvania as to the notice and we do hereby consent to the transaction of business as may come before said meeting.



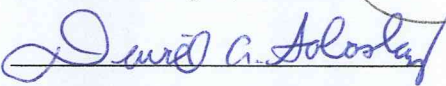
Martin Greenberg, Director



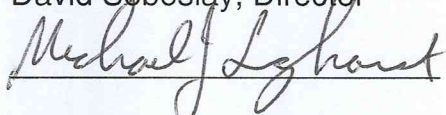
Robbin Simpson-Greenberg, Director



John Grasinger, Director



David Soboslay, Director



Michael Langhorst, Director

Dated: January 24, 2011

Mr. Michael Langhorst of 331 Meadow Wood Avenue was welcomed as the newest Director to the Board. Mr. Langhorst was elected in November of 2010.

Mr. Soboslay passed around a sheet to gather contact information for the Board members. The sheet was filled out, copied and distributed to all Board members.

In keeping with past practice, the Board of Directors reorganized after the election of a new Director. Martin Greenberg was appointed temporary Chairman:

- Motion by Soboslay and seconded by Simpson-Greenberg to appoint Martin Greenberg to the position of President of the Board. Motion passed 5-0.
- Motion by Martin Greenberg and seconded by Grasinger to appoint Michael Langhorst to the position of Vice-President of the Board. Motion passed 5-0.
- Motion by Soboslay and seconded by Grasinger to appoint Robbin Simpson-Greenberg to the position of Treasurer. Motion passed 5-0.
- Motion by Robbin-Simpson Greenberg and seconded by Martin Greenberg to appoint David Soboslay to the position of Secretary of the Board. Motion passed 5-0.

Motion by Soboslay and second by M. Greenberg to accept the minutes from the November 10, 2010 annual public meeting of the Board of Directors. Motion passed 5-0.

Motion by Soboslay and second by M. Greenberg to approve the income statement and balance sheet up through December 31, 2010. Motion passed 5-0.

Motion by Soboslay, seconded by Grasinger, to extend the use of the rustic ridge web domain (www.rusticridgehoa.org) for another two years at the price of \$17.95 per year. Mr. Soboslay will be responsible for taking care of the paperwork and paying the fee. Motion passed 5-0.

Mr. Soboslay inquired about the status of the 2009 audit. M. Greenberg indicated that the 2009 audit is in progress, and will seek an estimate for the 2010 audit.

Mr. Soboslay indicated that he was contacted by the owners of 147 Rustic Ridge Drive concerning the spelling of their last name. They asked the Board to correct the spelling so that the name reads "Emanuele".

Mr. Soboslay indicated that 12 Fieldstone Court is now vacant and has been taken over by the bank.

Mr. Soboslay indicated to the Board that the McGraw House on Ross Hollow was up for sale. The McGraw's are currently delinquent in their payment of dues.

Mr. Greenberg updated the Board on the status of four homes that the Board has agreed to move out to Sheriff Sale or a similar action in order to recoup delinquent fees owed to the Association. There was not much to report at this meeting and there will be more of an update next month.

There was discussion concerning the status of the 2011 budget. Mr. Soboslay indicated that Karen Saich had contacted the Board about sending out an Easter Egg Hunt Flyer with the dues notice. The Board agreed that this would not be a problem. As of this date, the Easter Egg Hunt will be held on Saturday April 16th with a rain date of Sunday April 17th.

There was discussion about the old Rustic Ridge Signs that were replaced in the fall of 2010. As none of the residents indicated that they would like to have the signs, the Board directed John Grasinger to dispose of the signs, and thanked him for temporarily storing the signs.

There was some discussion about the trail head installed on Meadow Wood Drive as well as the dead tree on another walking trail. The Board decided that R. Greenberg would pull the proposal out for examination at the next meeting.

There was discussion about the landscaping contract for 2011. Mr. Soboslay indicated that he would contact the current landscaper to get a proposal for the next year and would discuss it at the February meeting.

There was discussion concerning the date for the annual meeting of the Association for 2011. Mr. Soboslay indicated that he would contact the Borough in order to finalize a date.

John Grasinger provided the Board with prices for a walking trail. Based on the type of trail the price would fall anywhere from \$7,500 to \$18,000. The Board indicated that it would consider this issue when the 2011 budget is debated.

Mr. Soboslay indicated that he is leading the charge for a clean-up day. He will contact the Borough about securing orange vests and /or men at work signs. The targeted areas will be the common area field on Ridgetop Avenue, Stotler Road from Ross Hollow to Old Leechburg, and Ross Hollow from Stotler Road

The next meeting of the Board will be on 2/15 at 7 pm.