



Date	Time	Location
1/17/2023	Meeting opened by Kyle Cataldo at 6:29 _Kyle Cataldo Called meeting to close at 7:39pm - Brandon Seconds	280 Scottsville-West Henrietta Rd. West Henrietta, NY

Attendance

- RCA: Brandon, Monica, Kelli, Kyle, Amber, Kathy
- WEICHERT: Curt, Andrea
- GUESTS:

Architectural Review Board Items

- Kathy: According to the Riverton covenants, with the exception of your trash collection day, your trash containers need to be stored where they cannot be seen from the street. This can be in your garage or in a small fenced area at the side of your home. Thanks for your cooperation!!
- Reminder that ARB should not seek violations, their role is to review violations.

Finances

- Ron with AGT Natale is continuing to work on Financial Review

Open Items		
Topic	Date	Update
Mailbox Update	7/2022	Email sent out to acquire information, a handful of people replied
	8/2022	A list of a couple have been received, order 1 or 2.
	9/2022	Order 1 to be ready to replace as a spare
	11/2022	Ordered but not received
	1/2023	Still waiting on delivery (8+ week waiting period)
Bridges over Lake Pamela	8/2022	Bridges seem structurally sound but are in need of minor repairs to wood, sanding/painting. Look into bids to have this done this fall or next spring.
	1/2023	Contacted Acme to repair, will follow up to get a plan
AGT Natalie	11/2022	Get them set up for reconciliations.
	12/2022	Ron with AGT Natalie joined us to point out potential bookkeeping errors and requests approval to spend additional time investigating and correcting errors. Brandon motions to approve, Kyle Seconds, none oppose.
	1/2023	Ron unable to join this month
2023 Annual Meeting	11/2022	What do we want to change or vote on?
	12/2022	Brandon – re-writing formula for commercial assessment rates so that it is an easily calculated number based off of the detached home rate Brandon's proposal: commercial rate for 2022 is \$79.61/1000sq ft (up from \$78.80 in 2002 according to current covenants) Current Covenants: Non-Residential Structures shall be assessed at the rate of \$78.80 for each 1000 sq. ft. or portion thereof of structure contained in such Non-Residential Structure. Proposed Change: Non-Residential Structures shall be assessed at the rate of 17.4% of detached home assessment rate per 1000 sq. ft. or portion thereof.
		Annual meeting tentatively scheduled for 3/25/23
	1/2023	Need to hire an ASL Interpreter
2023 Pool Season	1/2023	Pool update – Amber has messaged “A TON” of companies. found one company willing to look into it. Hire lifeguards a little earlier to get ahead on pool maintenance. Contact Carrie to begin hiring early

NEW ITEMS

- Amber to have rights to mass email residents?
She doesn't currently have that capability, Curt can try to get permission tagged on for that.
- Purchase of Canva for Amber/office
Revisit during/after budget writing
- ARB role – not to go seeking violations
ARB's role is to review violations, not seek
- Update the website because it says that the ARB writes the non-compliant letters and they don't. We should also put in there something about the ARB board members do not look for issues but are who issues should be reported
Update ARB page to clarify ARB's role better
- Amber to discuss the following:
- Trash isn't listed in the ARB Rules & Regulations. Should it be added? Should we add an amendment in regards to wind storms; ask residents to store the totes inside of their garage until the storm passes. (I know I already mentioned this to you)
Trash rules are described in the covenants, which is why it is not in ARB rules and requires a full membership vote to change
- -We have a new wifi network & password for the office. Should we supply the residents with this information (leave a note in the supply closet) or should we have them ask for it first?
Network Name: *****2G & *****5G
Password: ***** - all lower case
- *****- has open violations from the spring/summer and it seems as though this resident continues to violate the rules & regulations. She was reported on Dec 28 for totes being out. What is the step?
- ***** ***** - She's been having issues with collecting bill money (specifically RG&E??) from the people in her building. She only asks them every few months for their portion, however, she's stating that no one will pay her now. She wants us to get involved with helping to assist her in getting her money. I looked into who was also living in the building. Not a single person in there has 1 violation on their record. Not sure if that's relevant or not but it tells me that they at least abide by the rules & regulations and pay their rent/assessment fees on time. Not sure if there's anything we can do here aside from advising her to contact her neighbors and ask nicely for the remittance of payment?
RCA does not have authority in this matter or any role in it.
- ***** - ***** - Both called and stated the following: they want individual statements provided to them regarding the vacant lot fee. They do NOT like that they get grouped in with those who haven't paid their portion. Was told several times by them both that they do not want to be grouped in with billing like that. They both also stated that they wish the vacant lot % fee was already included in the HOA/Total Assessment fee. They think, and I quote, "it is ridiculous that this is billed out afterwards. It would make all of our lives easier if it was all under one bill".
The property is on a single Deed so RCA bills the property. One property cannot get a split bill
- Amber will shop around for disposal options and update on Suburban Disposal pricing
Amber called and got them to lower the price, several other companies were unable to serve RCA's needs or were more expensive.
- Amber needs a stock of stamps
- Pool update – Amber has messaged “A TON” of companies. found one company willing to look into it
Hire lifeguards a little earlier to get ahead on pool maintenance.