



BOARD OF DIRECTORS

Meeting Agenda

Date		
6/20/2023	Meeting opened by <u>Kyle</u> at <u>6</u> : <u>32</u> pm <u>Kyle</u> Called meeting to close at <u>8</u> : <u>12</u> pm	280 Scottsville-West Henrietta Rd. West Henrietta, NY
Attendance		
<ul style="list-style-type: none">● RCA: Kyle Cataldo, Brandon Luther, Amber Matsumoto, Mike Welsch, Kelli Cruze, Monica Jordan, Kathy Pomerhn● WEICHERT: Curt Amesbury● GUESTS: Dylan S., David P., Luke M., Patty B., Ron Natalie from AGT		
Architectural Review Board Items		
Finances		
Rehiring of Ron at AGT Natalie		

Open Items		
Topic	Date	Update
Mailbox	7/2022	Email sent out to acquire information, a handful of people replied
Update	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	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.
over	1/2023	Contacted Acme to repair, will follow up to get a plan
Lake	02/2023	Planks need replacing – blast paint off, staining boards for both bridges; Board approves of replacing degraded planks on bridges, looking into long-term solution; estimate to refurbish is \$20-\$25K
Pamela	03/2023	BOD approved quote from XTreme Clean for repairs; Scheduled repairs; starts with South Bridge on April 3 rd , will take about 30 days to complete; North Bridge repair will follow
	04/2023	Started repair work on South Bridge; North Bridge repair to follow
	05/2023	Any & all questions pertaining to bridge repair work should be directed at Weichert Realtors/Lilac Properties
AGT	11/2022	Get them set up for reconciliations.
Natalie	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
	02/2023	Ron discussed remaining accounts he wanted clarified & cleaned up; Would like to speak with auditor coming up; reconciled last 2 months, updated financials from 2021 through June 2021 except cash accounts which are balanced monthly; cash is up to date with current checking account at months end; by end of 2023, will have a comprehensive package of account
	03/2023	Need to find a new accountant as we lost them/they quit on us in February 2023
2023	11/2022	What do we want to change or vote on?
Annual Meeting	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 <u>the rate of \$78.80 for each 1000 sq. ft. or portion thereof of</u> 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.

	1/2023	Annual meeting tentatively scheduled for 3/25/23 Need to hire an ASL Interpreter
	02/2023	Letters for Yearly Meeting prepared, printed & sent out as of 02/27/2023 Amber will contact & confirm ASL interpreter for meeting on 03/25/2023
	03/2023	Broadcast via Facebook; Voting on changing the commercial rate formula wording; Discuss pool cleanliness & efficiency; Discussed Lake Pamela problems; Discussed publishing the yearly budget on website
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.
	02/2023	Contact Carrie to begin hiring early Need to Hire 3-5 more Lifeguards for swim lessons; Replacing 12 pool chairs to start the season, purchasing qty 6 every season after; Pool heater has been fixed as of Feb 22-24; Northern Comfort will come back out in Spring to fully ensure it is fully fixed
	03/2023	Design Pools is opening pools April 7 th ; Pool pricing is staying the same as 2022 season; Monroe County Health Dept. permits are being paid and submitted by April 1 st & sending all documents to county by April 7 th .
	04/2023	Chemicals ordered & delivered; Will replace laptop in pool house; Pool heater officially fully installed & working; Received \$10K insurance claim check on replacement unit; Will continue to use Design Pools for opening & closing of pool season – too much work/tiny details/potential liability if lifeguards & office manager operate opening/closing; Preparing picnic at the pool for opening day of pool season
	05/2023	Pool season is officially open!
2023 Additional Info	05/2023	Will obtain new, large & detailed maps of RCA once Genesee Pointe Luxury Apartments are built BOD voted to dedicate Thursday’s to Pickleball play at the tennis courts Office & Maintenance will need to certified for playground inspection; Inspections must be completed once a month

NEW ITEMS

- Poison Ivy in common area – do we have the funds to hire a company to remove the common areas that are affected by the overgrowth?
 - **Poison Ivy removal has been approved for common area growth; waiting on the scheduling from EverGreen Landscaping**
- Rehiring Ron Natalie at AGT Natalie for accounting
 - **Our bookkeeping is now up to date; he will continue to serve as our accountant**
- Working with AppFolio to create RCA's own account
 - **Merger/transfer of AppFolio (software) information from Weichert Lilac to Riverton; RCA will own, house & have complete control of AppFolio software while providing Weichert Lilac viewable access to our accounts**
- Several residents asked about the status of the Bridges
 - **Repair company has run into more problems than anticipated; completion is unknown at this time**
- Resident requested Lake Pamela clarification
 - **Lake Pamela – Algae growth concerns; RCA cannot treat the pond/lake as we do not own it; DEC could fine us; Waiting on the underwriting to be completed for the fed. grant requested by the town of Henrietta**
- Tree Trimming/Removal – Had Complete Lawn & Tree Service (Chad Miller) come out & look at the affected areas on June 12th – awaiting the estimate
 - **Waiting on detailed estimate from Complete Lawn & Tree Care for tree trimming/removal; this will have to be done in “sections/zones” with the most hazardous being treated first; this will be costly to the association as tree trimming and removal has been ignored since 2021; as long as we keep up with this, twice a year, it will not cost so much in the future**
- Pickleball – Dinkers came out on June 8th – was a success!
 - Residents have requested we lay more lines for pickleball
 - **Looking into cost for additional pickleball lines at tennis court**
- Neighborhood cleanup went well
 - **Had pizza, wings & soda available for them afterwards as a thank you! Will go into the newsletter as proper recognition**
- Pool Party Rental Forms for Resident & Non-Resident
 - **Pool parties are authorized; rental forms have been updated for both resident & non-resident use**
- Put in a request to SG Security for an estimate on adding an additional keycard entry over at the tennis courts entrance.
 - **Waiting on estimate**
- Exploring Document Storage at Riverton & offsite data backup service; potentially contact Deeley IT
 - **Mike will be contacting Deeley**
- Lifeguards want to start doing movie night at the pool on the weekends
 - **Pool staff will start hosting movie night at the pool on weekends; family friend content**
- 2023-2024 Budget Review
 - **Expense were compared, line by line; modifications were suggested & changes have been made; voted & passed for the new assessment fee(s)**