

**Riverton Community Association
Annual Meeting 2024 Minutes
Sunday, March 24, 2024
2:00 p.m.**

Call to Order - Kyle called the meeting to order at 2:01 p.m., seconded by Monica. Board of Directors and Staff were introduced.

Board of Directors Members:

President - Kyle Cataldo (present)

Vice President - Brandon Luther (present)

Secretary - Kathy Pomerhn (present)

Treasurer - Monica Jordan (present)

Member - Melanie Bracaglia (present), Luke McOmber (present), Mike Welsch (attending virtually)

Member - Kelli Cruze, Class B Director (attending virtually)

RCA Office Staff:

Office Manager Annette Maas-Harrod

Architectural Review Board Members:

Kathy Pomerhn (present)

Loren Tontarski (present)

Kevin Gilligan (absent)

Management Representative: Ron Natale (present)

Guest: Interpreter for the Deaf

2023 Annual Meeting Minutes

Motion by Kyle to approve minutes from last year's annual meeting, seconded by Brandon, approved.

Presidents Report/Upcoming Events (Kyle)

- Contract with Weichert Lilac was terminated; under new management with Ron Natale.
- Hiring of Annette as new Office Manager.
- The pool heater and other improvements have been completed. Some of the pool chairs have been replaced, and will continue with annual replacement on a rotating basis.
- The budget has been streamlined and our financial picture has become more transparent through Ron.
- Community Center, Kitchen, Hall and Bathrooms have been painted with some updates to the Community Center Kitchen and Bathrooms.
- Office technology has been upgraded.
- Pool is on schedule to be opened Memorial Day weekend.

- Bringing back community events including the resident pool party and summer movie nights.
- The garage sale is scheduled for June 8, 9 a.m. - 3 p.m. Possibly including another shredding event - details to follow.
- A slight increase in pool fees was announced, but sign up under last year's fees is available until April 1.

Management Company Report (Ron)

- Balance sheet handout was available showing financial position as of current date.
- The Board will now be provided with monthly reports that will show highlights and at the end of each quarter will get an in-depth review of financial picture.
- Due to past delays, the 2023 is a little behind but should be complete in the next 3 weeks.
- Current numbers indicate we are on track to stay on budget for the year.

Board Member Candidate Information

There are 8 candidates for 6 Class A open board positions - 7 incumbents and 1 new candidate, Matt Telesky. There is 1 candidate, Kelli Cruze, for 1 open Class B. Each of the candidates introduced themselves and gave a short synopsis of why they wanted to be on the Board. Ballots can be turned in any time during the next week.

General Q&A Session

- A general explanation of association fees was presented.
- Boundaries for Riverton - New map has just been completed and is available on the website.
- Pool Replacement - The pool is structurally sound. There is a new company that is addressing mechanical issues and upgrades needed to maintain the pool.
- Lake Pamela - Is part of a Water Revitalization Project Grant on which there has been no movement. Although Riverton is part of the project and we have representation for our interests, Lake Pamela is not a priority. Lake Pamela is not owned by Riverton. A possible option is for the Town to take over Lake Pamela and award to Riverton - an avenue we can pursue once we have the funds to make necessary improvements and are able to support the maintenance of this waterway.
- Any maintenance issue regarding the bridges should be referred to Annette in the office (popped up screws, holes in the path leading up to the bridge).
- A request was made to consider replacing some of the signs leading to the path from the roadways.
- Internet Access Companies - Some residents looking for alternative to Spectrum. Verizon 5G is available. Residents are encouraged to register interest with Greenlight to get them to expand to Riverton.

The meeting was adjourned at 3:40 p.m.