

Date		
12/20/22	Meeting opened by Kyle Cataldo at 6:30 Kyle Called meeting to close at 7:38pm - Brandon Seconds	280 Scottsville-West Henrietta Rd. West Henrietta, NY

Attendance

- RCA: Kyle, Brandon, Monica, Mike, Kelli
- WEICHERT: Andrea, Curt
- GUESTS: Ron – AGT Natale

Time

Architectural Review Board Items

- 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!!

Finances

- Ron with AGT Natale 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.

Open Items		
Topic	Date	Update
Mailbox Update	4/2022	Inventory Mailboxes and perform rolling upgrades
	5/2022	We have a map of 72 mailboxes. If you mailbox is in need of repair or replacement please email RCA@Weichertlilac.com or BOD@rivertoncommunity.com to have yours added to replacement plan
	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
2022 Pool Season	4/2022	We have 12 lifeguards, looking for 15+ to expand hrs.
	5/2022	We are up to 14 lifeguards. 15 needed to run 12hrs a day. Jasmine will Manage when we can do lessons/senior hours based on ability to staff. Hours will be limited in early June when high schoolers are in school as well as late August. arrie and Jasmine have been monitoring chemicals and water quality. It has been a challenge to stock up on Bromine. Permit is acquired and we are on track to open on time. Painting of building has been done and files have been organized. Pool chairs and concrete were power washed this year
	7/2022	New chairs \$125 a piece Heater has been submitted through insurance for repair. Design Pools is Preparing a bid for repair.
	8/2022	Still awaiting response from Design Pools Cost of Bromine keeps increasing
	10/2022	Pool season has been relatively successful. We should have sufficient lifeguard staff to remain open normal hours until the end of the season (labor day). During some hours, one pool may have to remain closed to accommodate staffing. Several lifeguards have returned to school/college so are no longer available.
	11/2022	Can we get pool season numbers? Memberships and finances for this year? MCWA and RCA valves need to be replaced.
Document Storage	5/2022	BOD access to financial documents and organize the old storage as well.
	7/2022	Brandon needs to get on his crap. Curt to re-activate link I have access, haven't used it too much. New audit company will get access also

	11/2022	Reopen after AGT Natale Review and update of books
	12/2022	
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.
Fall Clean-up	8/2022	Reach out to Hidden Valley to begin fall cleanup. Can we offer residents free brush dump? Will reach out to TOH and Hidden Valley for cost to do so.
	10/2022	TOH Approved use of the brush dump, need to schedule with Hidden Valley?
	12/2022	Completed, No issues
Office Manager	10/2022	Mike sent examples of what previous descriptions were, use something similar, Brandon/Kyle think bookkeeping skills should be preferred. Salary range \$20/hr range, full time, hybrid remote options, BOD meeting attendance. Job descriptions to be sent to Weichert next week. In office M,F, another day of their choice. 2 weeks of pto.
	11/2022	Benefits? Who's doing interviewing? 11/30, 12/12 @6pm interviews Part time person 15-20hrs.
	12/2022	We have hired Amber as an office manager! Her training has begun
AGT Natale	11/2022	Get them set up for reconciliations.
	12/2022	Ron with AGT Natale 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.
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 NonResidential 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

NEW ITEMS

- Kyle - Need to have an email created for Amber
- Communication chain -
there was supposed to be a single point of contact between RCA and WRLP, that is still not happening. Brandon expressed all RCA needs to do better communicating internally and more effectively. Mike agrees and says some issues make more sense to take directly to Weichert and does not need a chain of communication. All agree new hire can hopefully help mitigate much of these issues.
- Discussion of monthly financial reports provided. Mike has concerns about expenses not being shown in the reports provided. Ron with AGT is going to organize reports to be so we can get expected information from reports.
- Look into outfitting Kubota to plow paths. Mike expressed concern of liability and cost amongst other issues and opposes doing this. Brandon says he will look into costs just to check