



RIVERTON COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

Location: 280 Scottsville-West Henrietta Rd. West Henrietta, NY

Date: 11/15/22

Time: Meeting opened at 6:31 by Kyle Cataldo.
called meeting to close at 7:09pm by Kyle, Brandon
Seconds

ATTENDANCE

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

ARCHITECTURAL REVIEW BOARD ITEMS

- No new violations this month and only a handful of approvals, Trash cans remains biggest issue.
- Please include the following "Did You Know" from your ARB....

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!!

OPEN ITEMS

TOPIC	DATE OPENED	UPDATES
Riverton Office Painting	4/2022	Some light green color, happening in the next few months, pool area to be painted as well On hold until new hires
Mailbox update	4/2022 5/2022 7/2022 8/2022 9/2022 11/2022	Inventory Mailboxes and perform rolling upgrades. We have a map of 72 mailboxes. If your mailbox is in need of repair or Replacement please email RCA@WEICHERTLILAC.COM , or BOD@RIVERTONCOMMUNITY.COM to have added to replacement Plan. Email sent out to acquire information, a handful of people replied A list of a couple have been received, start process to replace 1 or 2\ Order 1 to be ready to replace as a spare Ordered but has not been received
2022 Pool Season	4/2022 5/2022	We have 12 lifeguards, looking for 15+ to expand hrs. 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. Carrie 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 New chairs \$125 a piece Heater has been submitted through insurance for repair. Design Pools is Preparing a bid for repair.

	7/2022	Still awaiting response from Design Pools Cost of Bromine keeps increasing
	8/2022	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.
	10/2022	Can we get pool season numbers? Memberships and finances for this year?
	11/2022	MCWA and RCA valves need to be replaced.
Document Storage	5/2022	BOD access to financial documents and organize the old storage
	7/2022	Brandon needs to get on his crap. Curt to re-activate link
	11/2022	I have access, haven't used it too much. New audit company will get access also
Workers Comp Audit	5/2022	Curt is working on finalizing documents for workers comp audit
	11/2022	Done
Picnic Tables	5/2022	7 picnic tables have been refurbished and are being placed back out soon. Area at the end of Coneflower has been discussed with owner. Landscapers have been informed to mow around area for picnic table and plan has been made to clean up the rest of the area.
	11/2022	All of them have been repaired
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?
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.
AGT Natale	11/2022	Get them set up for reconciliations.
2023 Annual Meeting	11/2022	What do we want to change or vote on? Brandon wants to change formula to calculate commercial rates

NEW ITEMS:

- **2023 Annual Meeting Prep – time to start thinking about it. Are there any changes people want to be made so we can start planning and writing it now?**

Brandon – re-writing formula for commercial assessment rates so that it is an easily calculated number based off of the detached home rate.

Ask in newsletter for ideas.