



BOARD OF DIRECTORS

Meeting Agenda

Date		
07/18/2023	Meeting opened by Kyle Cataldo at 6:37 pm Kyle Cataldo called meeting to close at 8:16 pm	280 Scottsville-West Henrietta Road West Henrietta, NY
Attendance		
<ul style="list-style-type: none">• RCA: Kyle Cataldo, Melanie Bracaglia, Brandon Luther, Kathy Pomerhn, Amber Matsumoto, Mike Welsch, Kelli Cruze• Weichert: None• Guests: Luke McOmber		
Architectural Review Board Items		
Finances		

Open Items		
Topic	Date	Update
Misc. Topics	07/2023	<p>4 residents attended the meeting to discuss:</p> <ul style="list-style-type: none"> • Clarification on the reason for the increase in the association fees for 2023-2024. Brandon explained that in the past, fees has remained steady & at one point, even were decreased. This resulted in not having sufficient funding for unexpected large cost increases as a result of the pandemic. Fees were raised but still do not cover the budgeted expenses but due to the addition of the new homes & apartments being built in Riverton, this shortfall is anticipated to be made up • Concern for rental properties and renters not maintaining their properties. Will look into the legalities of a possible moratorium on rentals, or for there being additional fees for the owners of the rental properties • Need for communication to residents – summary of the covenants in the newsletter • Possibility of establishing a “Neighborhood Watch” group. Will reach out to Monroe County Sheriff’s Office to see if there is information available for forming one of these groups. 2 residents have expressed interest in serving in this group • Concerns for repairs needed at the Fitness Center located at Riverton Knolls Apartments. Evictions are backed up due to the shutdown during Covid. NYS is a renter-friendly state so it is challenging to evict tenants.
Mailbox Update	07/2023	<ul style="list-style-type: none"> • Waiting on delivery replacement of mailboxes; Will follow up with Weichert to see where this stands
Bridges over Lake Pamela	07/2023	<ul style="list-style-type: none"> • Bridge repair has been completed
Previous Business	07/2023	<ul style="list-style-type: none"> • Still waiting on delivery of replacement mailboxes; will follow up with Weichert to see where this stands • Will obtain a new large & detailed map(s) of RCA that will include the new build homes & apartments • Poison Ivy Removal; will follow up with Weichert to see if this was paid for & scheduled • Tree trimming & removal; will reach out to CJ Landscaping to schedule the service • Second Keycard entry for tennis & basketball courts; will follow up with SG Security to see when this will/can be completed • Pool is running smoothly; staff is doing a great job! • Document storage with offsite backup service; Mike is working on this • Security cameras at basketball & tennis courts

<p>New Business</p>	<p>07/2023</p>	<ul style="list-style-type: none"> • The contract with Weichert-Lilac as our management company will expire 8/31/23 and will not be renewed. Amber is interviewing companies to take over and is awaiting proposals. Looking for more clear identification of who is responsible for what. Areas identified as most important are technology and accounting principles. A special board meeting will be set up to discuss the new management company once interviews are completed. • “No Motorized Vehicles” signs are being ordered and will be installed on entrances to the path. • Payment plans for Association Fees - Not possible to set up with current software. Residents can set top their own payment plans by pre-paying for next year’s association fees. Willing to work with any residents that communicate and provide documentation that they are paying toward their fees to avoid interest or penalty charges. Hopefully new management company can help in this regard. • Will need to hire new maintenance/grounds crew. Will look for recommendations from new management company. <ul style="list-style-type: none"> ○ Chris and Hidden Valley will help in this regard until we find someone • Looking to establish a policy for landlord homeowners to provide us with basic info on renters of their property. • Playgrounds - 4 of the playgrounds belong to RCA and 3 belong to the Town. Looking to install adaptive equipment in at least one playground for children with special needs that cannot currently use the playgrounds. Possible grant money available of this project? • Road improvements will be made at E. River to accommodate the new GreenPointe Apartment project.
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