

Riverton Community Association

Annual Meeting 2023 Minutes

Saturday, March 25, 2023

2:00PM

2:02PM – Called Meeting to order. Welcome and introduction of the Board of Directors, the ARB & RCA staff, Weichert Realtors/Lilac Properties & Guest

Board of Directors Members:

President – Kyle Cataldo

Vice President – Brandon Luther

Treasurer – Monica Jordan

Secretary - Open Position

Member – Kelli Cruze – Class B Director

Member – Mike Welsch

RCA Office Staff:

Office Manager – Amber Matsumoto

Architectural Review Board Members:

Loren Tontarski

Kathy Pomerhn

Kevin Gilligan

Weichert Realtors/Lilac Properties Staff:

Curt Amesbury

Andrea Sallinas

Guest:

Interpreter for the Deaf

Roll Call:

Present at meeting: Kyle, Brandon, Amber, Monica, Loren

Absent from meeting but virtually in attendance: Kelli, Mike

Absent from meeting entirely: Kathy, Kevin, Curt & Andrea

Observing:

Meeting was live streamed on Facebook

Introductions:

BOD introduced themselves, along with the ARB & RCA staff

Kyle made a public request for fulfilling the Secretary Position, as well as additional BOD members and ARB members

Approved 2022 Annual Meeting Minutes

Community Updates & Projects:

- Pool heater fixed; Lounge chairs replaced; Pool opening Memorial Day Weekend (May 27th); 2022 pool pricing will stay in effect for 2023 pool season
- Garage Sale Dates set – June 3rd & August 26th
- Community Shredding Event Date – June 3rd
- Back-To-School / Backpack Drive Date – August 26th
- Lake Pamela Bridges – will be replaced/resurfaced this year; cost is around \$20k-\$25k

Ballots: Brandon read over the ballot for the BOD members and the item being voted on

The item being voted on was: Changing the commercial assessment rate calculation formula wording

-The current covenant wording stated: “Non-Residential structures shall be assessed at the rate of \$78.80 for each 1000 square feet or portion thereof of 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 square feet or portion thereof.”

- The wording for the commercial assessment rate needs to change as the covenants define the rate. The new formula changes how we get to the number/percentage, not the number/percentage itself.
- The change helps to protect the commercial property owners within the community; the commercial assessment contributions are around 20K out of 400K; there are 7 commercial properties in RCA.
- Making this change eliminates skyrocketing assessment rates – per Kelli & Mike
- 17.4% is the calculated rate to use every year, going forward. If the rate needs to change, the rate will need to be brought to a vote which would require a 2/3 super vote in order to change.

Once the item being voted on was discussed, we went into an open forum. Listed below you will find community member questions that the BOD and management company will be working on answering for you. We will then have these questions and answers available to the public.

Questions:

- When will last year’s audit be completed?
 - May
- Are you going to publish the Budget on the website?
 - Publishing on the website can potentially cause issues with the Town of Henrietta, but we might be able to upload and publish it in software/homeowner’s portal
- How many votes does it take to change something within the covenants and rules & regulations?
 - 2/3 super vote

- What's going on with Lake Pamela & the smell?
 - Unfortunately we cannot do anything to fix it as the DEC will sue RCA for any chemical treatment
 - Town of Henrietta could purchase the Lake and become responsible for maintenance but they won't due to the cost
 - RCA could purchase the Lake and become responsible for maintenance but there are a lot of financial and insurance impacts
 - There is a grant in regards to Lake Pamela (water revitalization project grant) that Steven S. has been speaking with Brandon about

- What's going on with the Pools & cleanliness?
 - We are being proactive with purchasing chemicals early to avoid running into the algae problem that occurred last year towards the end of the pool season
 - We will make sure that the pools are thoroughly cleaned on a daily basis; Head lifeguard is very eager to keep the pools clean & staff in order
 - Pools will need to be replaced eventually (2026?)

3:23PM – Meeting adjourned