

2025

RCA ANNUAL MEETING

Sunday, March 23, 2025 @ 2:00 PM

BOARD MEMBERS:

President: Kyle Cataldo

Vice President: Luke McOmber

Secretary: Kathy Pomerhn

Treasurer: Melanie Bracagli

Member: Brandon Luther

Member (Class B): Kelli Cruze

ARB Chairperson: Loren Tontarski

STAFF:

Management Representative: Ron Natale

Office Manager: Annette Maas

Guests from Greenlight Network:

Kevin Gorman-Director of Commercial Development

Robert Pessin-Field Engineer

- 2:00** Call meeting to order.
- 2:05** Welcome & introduction of the RCA Board of Directors and invited guests.
- 2:10** Reading and approval of the 2024 Annual Meeting minutes
- 2:15** President's Report, upcoming events – **Kyle Cataldo**
- 2:30** GreenLight information-Guests
- 3:00** Management Company Report – **Ron Natale, AGT Natale & Associates, Inc.**
- 3:20** Board member candidate information.
- 3:00** General Q & A Session
- 4:00** Meeting adjourned

**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.

MARCH 23, 2025 ANNUAL MEETING

PRESIDENTS REPORT

- Continuing improvement of our budget
- Opening of CD account to increase savings
- Pool projects fixed (2025 opening here we come!)
- Beautify Riverton project started
- New community events
- Hired part time grounds staffer
- Integration of Genesee Pointe Luxury Apartments
- Integration of The Fairways at Riverton

Community Events for Announcement at Annual Meeting:

Easter Egg Hunt

When: April 12, 2025 11:00 AM

Where: Community Center Lawn

Annual Garage Sale

When: Saturday June 14, 2025

Craft Sale Day - Fall

When: October 11, 2025

Where: Community Center

Movie Night at the Pool

When: Summer Dusk (June July and August- 1st Friday of the Month)

Where: Pool

Thanksgiving Dinner for the Seniors at Springmeadow

When: November 22, 2025 (Saturday before Thanksgiving)

Where: Community Center

Christmas with Santa Coffee, Donuts, and Juice with Santa

When: December 13, 2025 (early December)

Where: Community Center

Pickleball League - "The pickleball league relies on sufficient participation".

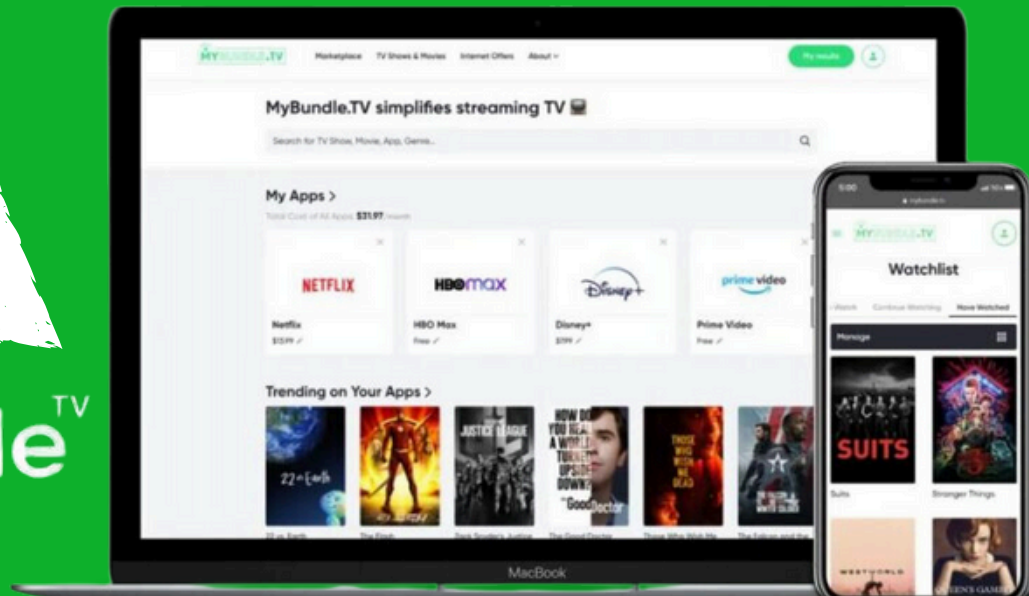
When: (Exact dates TBD)

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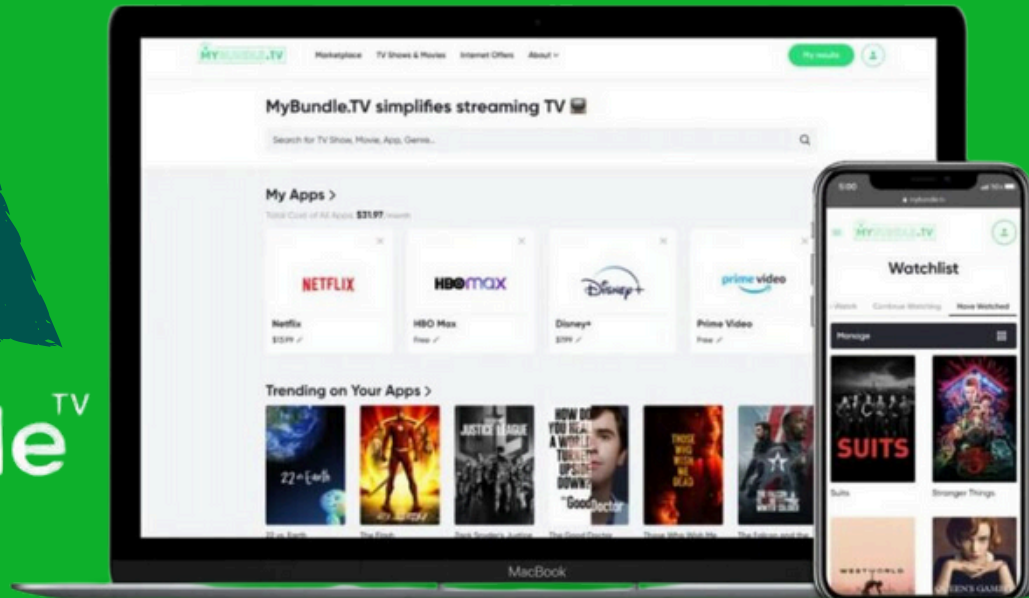
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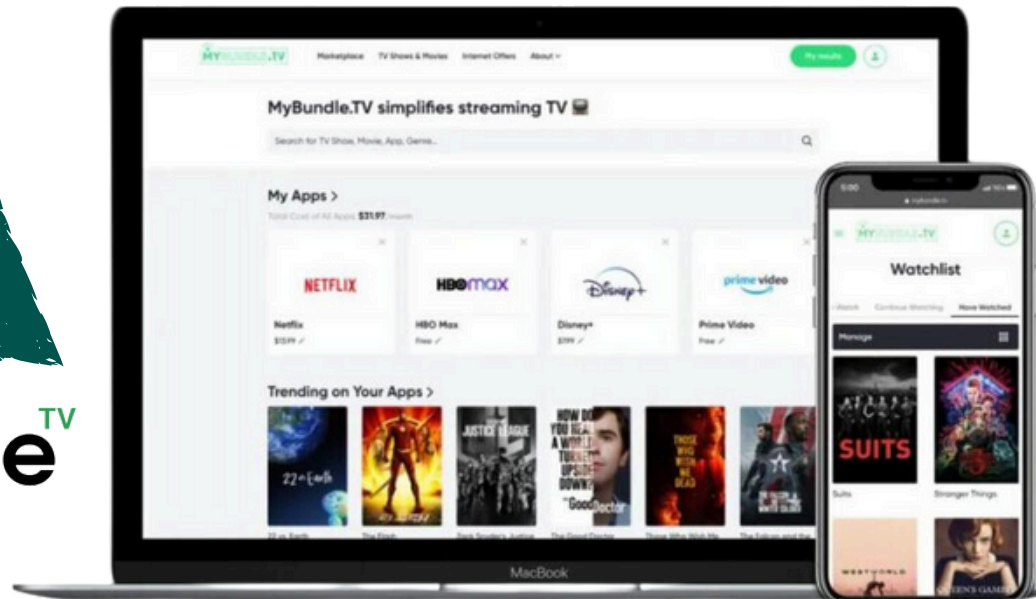


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Download & Upload Speeds up to **500 MB**

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per month

POPULAR

FAST

Download & Upload Speeds up to **1 Gig**

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per month

FASTEST

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ABOUT GREENLIGHT NETWORKS

Greenlight Networks is a high-speed internet service provider, offering fiber optic Internet speeds up to 8 Gigabits per second.

Founded in 2011, the company builds, owns, and operates its 100% fiber network to provide amazingly fast Internet connections to its customers.

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A fast, consistent, reliable Wi-Fi connection in every room of your home.



A Greenlight provided router optimized for our fiber Internet.



All-in-one installation and support from Greenlight Networks.



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WHY GREENLIGHT



FIBER INTERNET + WI-FI
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FREE FROM FEES
No Taxes or Hidden Charges



ON YOUR TERMS
No Contract Required



SERIOUS ABOUT SERVICE
Exceptional Customer Feedback



TESTIMONIAL

"I ABSOLUTELY LOVE my Greenlight Networks internet service! Fast download AND upload speed, reliable, reasonably priced, and best of all: it's NOT from the cable company! I've finally been able to "cut the cable" after many years of being robbed by them, and I LOVE IT!"

-Ray S.
Binghamton, NY

Riverton Community Association - Financial Highlights
Annual Meeting - March 23, 2025

	UNAUDITED	AUDITED		
	Balance as of 2/28/2025	Balance as of 06/30/2024	Balance as of 06/30/2023	Balance as of 06/30/2022
ASSETS				
Cash				
Operations	\$ 214,535	\$ 78,169	\$ 101,620	\$ 163,370
Certificate of Deposit	\$ 250,000	\$ 0	\$ 0	-
Riverton Maintenance Fund	\$ 37,553	\$ 282,903	\$ 243,082	\$ 217,962
Total Cash	\$ 502,088	\$ 361,072	\$ 344,702	\$ 381,332
Prepaid Expenses	\$ 19,245	\$ 7,951	\$ 39,694	\$ 15,241
Assessments Receivable, Net	\$ 93,705	\$ 64,800	\$ 82,676	\$ 123,852
Property and Equipment	\$ 232,799	\$ 248,798	\$ 272,926	\$ 271,273
TOTAL ASSETS	\$ 847,837	\$ 682,621	\$ 739,998	\$ 791,698
LIABILITIES & CAPITAL				
Liabilities				
Accounts Payable and Accrued Liabilities	\$ 6,765	\$ 12,643	\$ 20,172	\$ 11,747
Prepayment	\$ 3,011	\$ 43,049	\$ 32,299	\$ 9,016
Total Liabilities	\$ 9,776	\$ 55,692	\$ 52,471	\$ 20,763
Fund Balance	\$ 838,061	\$ 626,929	\$ 687,527	\$ 770,935
TOTAL LIABILITIES & FUND BALANCE	\$ 847,837	\$ 682,621	\$ 739,998	\$ 791,698
Beginning Fund Balance	\$ 626,929	\$ 687,527	\$ 770,935	\$ 839,634
REVENUE (Ins)	\$ 478,123	\$ 438,816	\$ 441,033	\$ 407,842
EXPENSES (Outs)	\$ 266,992	\$ 499,414	\$ 524,441	\$ 476,541
EXCESS / (DEFICIT) OF REVENUE Over EXPENSES	\$ 211,131	\$ (60,598)	\$ (83,408)	\$ (68,699)
Ending Fund Balance	\$ 838,060	\$ 626,929	\$ 687,527	\$ 770,935

FY2025 Annual Budget - Comparative

Properties: Riverton Community Association - 280 Scottsville-West Henrietta Road West Henrietta, NY 14586

Period Range: Jul 2024 to Feb 2025

Account Name	FY2025 YTD Actual	FY2025 YTD Budget	Variance \$	FY2025 Budget
Income				
Total Budgeted Operating Income (Ins)	\$ 473,877	\$ 467,667	\$ 6,210	\$ 495,000
Expense				
Total Property Management Expenses	\$ 39,278	\$ 41,767	\$ 2,488	\$ 62,500
Total Repairs and Maintenance	\$ 66,968	\$ 93,667	\$ 26,699	\$ 150,000
Total Occupancy	\$ 43,791	\$ 32,667	\$ (11,125)	\$ 49,000
Total Office and Administrative	\$ 32,739	\$ 32,000	\$ (738)	\$ 48,000
Total Professional Services	\$ 25,456	\$ 42,333	\$ 16,878	\$ 63,500
Total Community Center Expenses	\$ 1,767	\$ 3,333	\$ 1,566	\$ 5,000
Total Pool Expenses	\$ 49,722	\$ 57,167	\$ 7,445	\$ 107,000
Advertising and Promotional	\$ 208	\$ 667	\$ 459	\$ 1,000
Gifts and Donations	\$ -	\$ 333	\$ 333	\$ 500
Total Community Activities Expenses	\$ -	\$ 750	\$ 750	\$ 2,500
Total Payroll Insurance & Taxes	\$ 7,064	\$ 3,800	\$ (3,264)	\$ 6,000
Total Budgeted Operating Expense (Outs)	\$ 266,992	\$ 308,484	\$ 41,491	\$ 495,000
NOI - Net Operating Income	\$ 206,884	\$ 159,183	\$ 47,701	\$ -
Other Income				
Other Income / Expense Items	\$ 4,247	\$ -	\$ 4,247	\$ -
Net Income	\$ 211,131	\$ 159,183	\$ 51,948	\$ -
<hr/>				
Total Income (Ins)	\$ 478,123	\$ 467,667	\$ 10,457	\$ 495,000
Total Expenses (Outs)	\$ 266,992	\$ 308,484	\$ 41,491	\$ 495,000
Net Income	\$ 211,131	\$ 159,183	\$ 51,948	\$ -

Budget vs. Actual Bridge thru 8 Months

Additional Revenue not Budgeted - Riverton Fairway	\$ 6,200
Change of Insurance Carrier - Savings	\$ 18,400
Income Earned from CD	\$ 4,200
Timing of Outdoor Maintenance	\$ 21,500
Depreciation Expense not Budgeted	\$ (16,000)
Fiscal Management	\$ 17,650
	\$ 51,950

2025 ANNUAL MEETING BALLOT
RIVERTON COMMUNITY ASSOCIATION

Name: _____

Signature: _____

Address: _____

	YES	NO
01: MATTHEW TELESKY CLASS A MEMBER	<input type="checkbox"/>	<input type="checkbox"/>
02: _____ CLASS A MEMBER	<input type="checkbox"/>	<input type="checkbox"/>

Instructions

If you are not (or may not be) able to attend the Annual Meeting and Election of the Board of Directors of the Riverton Community Association on Sunday March 23, 2025 at 2:00 p.m, please complete this proxy and return it to the offices of Riverton Community Association, Inc. at 280 Scottsville West Henrietta Rd on or before Tuesday, March 18, 2025 by 5:00 PM.

PROXY

Know All People by These Presents that I, the undersigned do hereby constitute and appoint:

_____, _____, West Henrietta, N.Y. 14586,
(Name) (Address)

as my proxy to attend the Annual Meeting of the members of the Riverton Community Association, Inc. at 2:00 p.m. on Sunday March 23, 2025 or any continuation or adjournment thereof, with full power to vote and act for me, and in my name, place and stead, in the same manner, to the same extent and with the same effect that I might do were I personally present thereat, giving to said proxy full power of substitution and revocation.

Dated:

Signature: _____

Print Name: _____

Address: _____

Tel. No. _____