

**Riverton Community Association
Annual Meeting 2025 Minutes
Sunday, March 23, 2025
2:00 p.m.**

Call to Order - Kyle called the meeting to order at 2:01 p.m., seconded by Luke. Board of Directors and Staff were introduced.

Board of Directors Members:

President - Kyle Cataldo (present)
Vice President - Luke McComber (present)
Secretary - Kathy Pomerhn (present)
Treasurer - Melanie Bracaglia (present)
Member - Matt Telesky (present)
Member - Kelli Cruze, Class B Director (present)

RCA Office Staff:

Office Manager Annette Maas (present)

Architectural Review Board Members:

Kathy Pomerhn (present)
Loren Tontarski (present)
Kevin Gilligan (absent)

Management Representative: Ron Natale (present)

Guest: Kevin Gorman, Director of Commercial Development, Greenlight Network

2024 Annual Meeting Minutes

Motion by Kyle to forego the reading of and approve minutes from last year's annual meeting, seconded by Loren, approved.

Presidents Report/Upcoming Events (Kyle)

- Continued improvement of the budget.
- The addition of a CD that increased our savings and income.
- Pool projects that impacted last season have been addressed. Looking forward to a successful 2025 season.
- Focus on "Beautify Riverton" Project, starting with the hiring of a part-time grounds staffer and contracting to have the walking path resealed.
- Re-introducing community events that were lost after covid - Easter Egg Hunt, 4/12; Annual Garage Sale, 6/14; Craft Sale Day, 10/11; Movie Night at the Pool, June-August 1st Friday of the month; Thanksgiving dinner for seniors, 11/22; Breakfast with Santa, 12/13. Looking to introduce Pickleball at the courts-league, recreational or open play, instruction. Need residents to volunteer to assist with these events - sign up sheets were available.

- Integration of Genesee Pointe Luxury Apartments and The Fairways at Riverton as part of our community.
- Board Meetings are the 3rd Tuesday of every month in the community room office. All residents are invited to attend. A link can be provided for googlemeet if you wish to attend virtually.

Greenlight Network - Kevin Gorman

- Greenlight is moving forward to moving into Riverton to provide high-speed, broadband, 100% fiber optic Internet access to our residents.
- It is a big project with many steps until completion. It will not be a reality until at least next winter.
- All residents are encouraged to register at greenlightnetworks.com and enter your e-mail address and you will receive current info and, as we are a new district, when the time comes you will receive a promotion code for free installation.

Management Company Report (Ron)

- Ron is into his second year as our Management Company.
- He reviewed the balance sheet and stated that we are in the best financial position we have been in in a long time thanks to a better effort on collections and more thoroughly examining our current expenses and seeking cuts.
- Ron reviewed the amenities your HOA fee pays for - Maintenance of common ground areas; basketball/tennis courts; 4 miles of walking/bike path; outdoor pool complex; and 7 playgrounds.
- Ron and the Board are committed to doing a better job in maintaining our community.

Board Member Candidate Information

Matt Telesky is the only candidate on the ballot for one open board position. Ballots need to be submitted to the office or to Ron at the meeting.

General Q&A Session

- Concern for poor acoustics in community room was raised - need something to absorb the noise.
- Inquiry about benches that had been removed.
- Suggestion to send our a refresher/reminder to residents about their responsibility in being a good neighbor - policing your children, cleaning up after your dog, stowing your garbage totes, etc.

The meeting was adjourned at 3:35 p.m.