

## Riverton Board of Directors Meeting - October 15, 2024

Present: Kyle Cataldo, Kathy Pomerhn, Ron Natale, Annette Maas-Harrod, Melanie Bracaglia, Kelli Cruze, Luke McOmer, Brandon Luther, Monica Jordan, Loren Tontarski (ARB)

General meeting called to order at 6:30 p.m.

### Discussion Items:

1. Financials and Banking - Quarterly Review shows a healthy balance sheet. Balance sheet is now recognizing annual expenses on a monthly basis. Also, accumulated depreciation is now included in the budget to avoid the big hit when books are audited. Three-month CD comes due on 11/22/24. The CD has earned approximately \$1,000 in interest. There is an active savings account with a balance of \$.21. This account will be closed and transferred to our operations account.
2. Project "Beautify Riverton"
  - A list of needed services were reviewed that are needed to maintain the Riverton properties, some of which were not completed this year due to the change over from Weichert. We have two options - 1) Hire two contractors - one for mowing, one for landscaping services or 2) Consider hiring in-house staff (handyman) to handle general maintenance and repairs. Four companies are submitting proposals for mowing/landscaping services. We should advertise service needs on website, Facebook and in our newsletter. Targeted to have commitments in place by mid-December.
  - We need to re-establish our relationship with the Town of Henrietta that was in place prior to Weichert where we provide reciprocal services; for example, we would maintain Town playgrounds on our property in exchange for using the Town dump. We will re-visit the former Memorandum of Understanding that had been in place.
3. ARB
  - Update - there are a few chronic offenders on the list which we will continue to follow up with.
  - Need to communicate the need to comply with rules and regs with new developments of Genesee Pointe and Riverton Fairways.
  - We should conduct a review of current ARB Rules and Regs to update, modify, etc.
4. Basketball/Tennis Courts
  - Need to consider removing the lock to the courts as it is continually being broken.
  - Getting proposals from companies to convert some of the tennis courts to Pickleball courts that includes plan for short-term and long-term maintenance.
  - Annette is securing a grant from RGE to change court lighting to LED's.

General meeting was adjourned at 7:15 p.m. and moved to Executive Session.