

Riverton Board of Directors Meeting
December 12, 2023

Present: Kyle Cataldo, Brandon Luther, Kathy Pomerhn, Mike Welsch, Kelli Cruze, Luke McOmber, Ron Natale, Annette Maas-Harrod

Meeting called to order at 6:40 p.m.

Discussion Items:

1. Establish boundaries of Riverton - We are working with the Town to get an updated map that includes all of the Riverton properties. The one we have is from 2020 and does not include commercial properties on Erie Station to the east of E. River Rd., the new Genesee Pointe Apartments, or the new Fairways construction. Ron will do more research to find out exactly where the boundaries are for the community and if any of the commercial properties are exempt from Riverton.
2. Delinquent Homeowners - Positive progress is being made in collecting association fees from homeowners with past due accounts. The goal is to work with all homeowners when possible to set up settlements or payment plans to get them current.
3. Deactivation of tennis court cards for unpaid association dues and fees - This will be tabled until Spring. Headway is being made with collection of dues and we do not want to jeopardize this positive progress.
4. Updated ARB violation letters, guidelines and fee schedule - The ARB guidelines need to be updated to reflect the changes made to fee structure. The new fees were approved by the Board through Appfolio so the changes can be made in the document. Upon being notified of a violation, it is the responsibility of the homeowner to self-report compliance to prevent a fine from being charged or escalated. It was decided to issue a reminder 3 days before sending out the next tier fine so the homeowner is clear about having to report compliance.
5. Key access to building - Mike suggested we order new replacement key cylinders so locks can be changed easily on short notice when needed.
6. Security System - Our system is outdated (1999). Estimates will be obtained from SG Security and Upstate Security to get quote for new system. Need to be able to deactivate users when there are staff changes and change the codes on a regular, rotating basis.
7. New Office Computer System - is up and running and working well.
8. Annual Meeting in March will be discussed in January's meeting.

Meeting adjourned at 7:34 p.m.