Riverton Board of Directors Meeting
April 16,2024

Present: Kyle Cataldo, Kathy Pomerhn, Luke McOmber, Ron Natale, Annette Maas-Harrod, Melanie Bracaglia, Caitlyn McKetchny, Matt Telesky

General meeting called to order at 6:29 p.m.

Discussion Items:

1. Positions and Board terms need to be assigned to newly elected Board Members - tabled until next month.

2. FY2024 Q3 Financial Review and Forecast - Ron presented an income statement, comparative annual budget and 2024 forecast for fiscal year end. Financial picture looks good and forecast for fiscal year end shows a potential surplus. The 4th quarter, however, is the most expensive due to opening the pool. Productive meetings have been held with Carrie and procedures and changes have been implemented and will be continually monitored to manage expenses.

3. Audit Status - Still waiting for a draft. Disbursements test needs to be completed, waiting for documentation from Weichert.

4. Pool Preparations and Opening Update -
   • We will incur a big expense because of a broken curb valve which will need to be replaced. Estimated cost is $6,500 for first valve and $5,000 for the second valve. Annette will attempt to get second estimate but it is a time sensitive matter so that the pool can be opened on time. LDL is ready to be scheduled for pool opening and we will ask them if they can audit the pool to anticipate any future issues that might arise.
   • Carrie and Jacob will handle pool communications - closing and announcements - through Riverton website.
   • We are committed to the new software which should improve managing pool memberships and check-ins. Need to clean-up check-in procedures so we have better data with regard to pool usage.

5. Other
   • SG will fix lock on basketball courts
   • Hiring new cleaning person is on-going
   • Due to issues with community room rentals, deposit for rentals moving forward will be raised from $100 to $200. Deposit is refundable if room is left in good condition.

General meeting was adjourned at 7:23 p.m., executive session followed.