



RIVER HEIGHTS
AT BARBER VALLEY

Annual Meeting Minutes
Wednesday, March 18, 2015
East Junior High School Cafeteria

Roll Call:

The meeting was brought to order at 6:02 pm by Ann Marie Baird on behalf of Brighton Corporation. There were twenty-two (22) households in attendance.

Previous Meeting Minutes:

The meeting minutes from March 11, 2014 were reviewed.

Financial Report:

A copy of the 2014 Year End financial statement and the 2015 budget was provided. Ann Marie reviewed all line items and answered questions. The Association ended the year with a net income of \$7,848.53, which was better than expected, and is budgeting for a net income of \$1,380.00 in 2015. The Association saw overages in the following budget items in 2014: Insurance, due to the increase in homes developed, natural gas, due to the mild summer start and cold winter, irrigation water, due to 2 leaks during the previous year, and additional common areas added. These expenses will continue to fluctuate in 2015 due to weather, usage, and development.

Committee Update:

The Advisory Board is looking for additional volunteers. The ACC is ready to be turned over to community residents, and is taking volunteers. The Easter event will be held 3/29/15. Details will go out via the newsletter. The community is taking volunteers for an events committee, so more fun events will take place in River Heights.

Development Update:

River Heights, phase 6, is under development now. Roads should be in shortly, and then home construction can begin. Phase 7 is in planning, ready to be started following the completion of phase 6. The addition of these phases should bring the total household count to about 238.

Questions:

The following suggestions and questions were brought to attention:

1. It was suggested that the sign at the park be adjusted.
2. It was asked that the cedar fencing by the pool be evaluated for staining.
3. It was noted that there had been case law regarding the age limit for children alone at the pool, and Harris Ranch's pools were at age 14 now.
4. The lighting on the signs at the entry is dim.
5. It was noted that the land for sale behind phase 5 is currently zoned A-2 which allows one unit per 40 acres, so if developed as it is currently zoned it could only be one dwelling.

Adjourn:

With no further business the meeting was adjourned at 7:14 pm.