



**RIVER HEIGHTS**  
AT BARBER VALLEY

**Annual Meeting Minutes**  
Tuesday, March 21, 2017  
East Junior High School Cafeteria

**Roll Call:**

The meeting was brought to order at 6:07 pm by Ann Marie Baird on behalf of Brighton Corporation. There were twenty-five (25) households in attendance.

**Proof of Notice:**

Homeowners received their notice by mail and via the newsletter. Any who did not were asked to update their information with Ann Marie.

**Previous Meeting Minutes:**

The meeting minutes from March 30, 2016 were reviewed, and approved as written.

**Financial Report:**

A copy of the 2016 Year End financial statement and the 2017 budget was provided. Ann Marie reviewed all line items and answered questions. The Association ended the year with a net income of \$11,760.26, and is budgeting for a net income of \$13,029.00 in 2017. The Association saw a small overage in irrigation water and janitorial expenses due to increased usage. There was also an overage in landscaping due to the rock improvements made around the community center.

**Committee Updates:**

Signup sheets were set out for the committees. The Advisory Board meetings are quarterly, posted on the calendar on the website and are open for all members to sit in on. There has been interest in an events committee, and two volunteers have signed up to get this started this year. The ACC does not have any current openings; the three members on this committee are doing well but if anyone is interested, they are encouraged to contact us.

**Development Update:**

River Heights, phase 7 has been platted and home construction started. There is still a lot to be done regarding the common spaces, but it will be worked on this spring, summer. This is currently the last phase of River Heights.

It was noted that the pathway along the foothills bordering River Heights from phases 1-7 is privately owned and maintained by River Heights, however it is open to public access to connect communities and trail heads from one area to another. It was noted that Maynard Gulch had grown over quite a bit and will be cleared up this spring.

**Foothills Preservation:**

John Mooney and Michael Popa lead a discussion on the Ramaker property. Residents were encouraged to share the information, make pledges, and reach out with any questions.

**Questions:**

The following suggestions and questions were brought to attention:

1. Many residents seemed in favor of doing snow removal on all common area walkways, even if it meant paying more and asked that it be re-evaluated prior to this upcoming winter.
2. It was noted that the colors of the community event signs blend in too well and are hard to see, and brighter signs should be considered in the future.

**Adjourn:**

With no further business the meeting was adjourned at 7:48 pm.