



# RIVER HEIGHTS

AT BARBER VALLEY

Annual Meeting Agenda  
Tuesday, March 11, 2014, from 6:00 to 7:00 pm  
East Junior High School Cafeteria

- Welcome & Introductions
- Previous Meeting Minutes
- Financial Statements
  - 2013 Year End
  - 2014 Budget
- Development Update
  - Phase 6 & 7
- Advisory Board
- General Questions

Association Manager: Ann Marie Baird

Hours: Mon. – Thur. 8am-5pm, Fri. 8am-Noon

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# RIVER HEIGHTS

AT BARBER VALLEY

## Annual Meeting Minutes

Thursday, March 14, 2013

East Junior High School Cafeteria

### Roll Call:

The meeting was brought to order at 6:00 pm by Ann Marie Baird on behalf of Brighton Corporation. There were fifteen (15) lots in attendance.

### Financial Report:

A copy of the 2012 Year End financial statement and the 2013 budget was provided. Ann Marie reviewed all line items and answered questions. The Association ended the year with a net loss of \$12,349.91, which was better than expected, and is budgeting for a loss of \$1,877.00 in 2013 because of the addition of new residents. The Association saw overages in the following budget items in 2012: pool maintenance and supplies, irrigation water, landscape maintenance, and irrigation system repair and maintenance. These overages were due to additional services needed and rendered during the season. The Association plans to continue the additional services in the following years, which is confirmed in the 2013 budget.

### Development Update:

River Heights, phase 5, is currently in its final approvals and Development plans to start construction on the infrastructure this month. They plan to have this area ready for home construction by July 2013. Phase 5 will add 43 new lots, for a total of 149 homes in the River Heights community.

### Questions:

The following suggestions and questions were brought to attention:

1. Can the Association tie into a pressurized irrigation system? Ann Marie agreed to look into this request.
2. It was noticed that there are still nylon ties around the bases of trees in both the common area and resident's lots. Ann Marie agreed to put information about this in the next newsletter, and the Association's landscaper will go through and inspect all the common areas for this.
3. The bathrooms and hall floors in the community center get very slick during the pool season. The floors should have mats or a texture on them to help avoid this. Ann Marie agreed to investigate.
4. It was asked that the "triangle" marketing flags at the entrance be removed, and if a new permanent entrance sign would be installed. Ann Marie agreed to make the request.
5. It was mentioned that residents often have their dogs off-leash, and signage reminders might help along the trails. Ann Marie informed that there is a leash requirement in the CC&Rs and would follow up on this.
6. A volunteer from the residents agreed to work with the City of Boise in establishing a Neighborhood Watch for the community. They will work with the Ann Marie in sharing the information as soon as it's available.

### Adjourn:

With no further business the meeting was adjourned at 7:16 pm.



**RIVER HEIGHTS**  
AT BARBER VALLEY

**Balance Sheet**

For the Period Ended December 31, 2013

**Assets**

**Current Assets**

Cash

Cash: Operating Account (WTB) \$ 21,393.84

Receivables

Accounts Receivable \$ (10,166.19)

Other Current Assets

Prepaid Expenses \$ 2,540.64

Total Current Assets \$ 13,768.29

**Liabilities and Equity**

**Current Liabilities**

Accounts Payable \$ 1,107.89

Prepaid Rents & Unapplied Credits \$ 340.00

Notes Payable - Short Term \$ 28,000.00

Accrued Interest \$ 1,056.43

Total Current Liabilities \$ 30,504.32

**Equity**

Retained Earnings \$ (24,592.92)

Net Income \$ 7,856.89

Total Equity \$ (16,736.03)

Total Liabilities & Equity \$ 13,768.29

**River Heights OA**  
**Current Actual to Next Year Budget**  
Through December 31, 2013

TITLE	2013 Actual	2013 Budget	2014 Budget
<b>Revenue:</b>			
<b>Income from Operations:</b>			
Fees, Interest, & Misc.	16.66	--	--
Regular Assessment Income	65,215.71	62,220.00	84,660.00
Setup Fees	8,000.00	9,000.00	9,000.00
Transfer Fees	600.00	--	--
Clubhouse Rental Fee	<u>690.00</u>	<u>--</u>	<u>--</u>
Income from Operations	<u>74,522.37</u>	<u>71,220.00</u>	<u>93,660.00</u>
<b>Operating Expenses</b>			
State Income Taxes	30.00	30.00	30.00
Liability Insurance	2,537.40	6,096.00	2,832.00
Other Insurance	993.96	996.00	996.00
Electricity	3,595.80	2,850.00	3,965.00
Natural Gas	2,330.99	2,610.00	2,500.00
Water	710.50	1,000.00	1,000.00
Sewer	326.91	390.00	390.00
Trash Removal	377.66	180.00	390.00
Cable TV	1,305.88	1,296.00	1,320.00
HVAC Contract	400.00	400.00	600.00
HVAC Repair & Maintenance	82.50	400.00	--
Janitorial Contract	4,120.00	4,070.00	4,620.00
Janitorial Supplies	806.85	600.00	800.00
Lighting Repair & Maint.	443.50	360.00	--
Pool Maintenance & Supplies	10,905.08	8,520.00	12,260.00
Fitness Equipment	340.30	600.00	880.00
Miscellaneous Repairs & Maint.	1,714.79	1,200.00	2,300.00
Extermination	479.00	772.00	772.00
Irrigation Water	8,734.35	9,550.00	9,300.00
Landscape Maintenance	10,993.00	10,230.00	20,139.00
Lighting Repair & Maintenance-Parki	1,027.56	3,200.00	3,560.00
Parking Lot Seal Coat	--	--	1,600.00
Snow Removal	1,005.00	900.00	1,400.00
Courtyard Maintenance	500.00	700.00	1,700.00
Irrigation System Repair and Mainte	2,493.00	3,600.00	3,600.00
Fire System Repair & Maint.	--	50.00	--
Security System Repair & Maint.	418.70	795.00	619.00
Phone Lines	1,510.94	1,380.00	1,380.00
Advertising & Promotion	293.81	1,000.00	--
Community Events	40.00	1,000.00	1,000.00
Bank Fees	49.89	1,200.00	110.00
Property Management Fees	<u>7,452.24</u>	<u>7,122.00</u>	<u>9,366.00</u>
Total Expense-Non-Recoverable	<u>66,019.61</u>	<u>73,097.00</u>	<u>89,429.00</u>
Total Operating Expenses	<u>66,019.61</u>	<u>73,097.00</u>	<u>89,429.00</u>
Interest Expense	<u>645.87</u>	<u>--</u>	<u>--</u>
Net Income/Cash - Operations	<u>7,856.89</u>	<u>(1,877.00)</u>	<u>4,231.00</u>
Net Income (Loss)	<u>7,856.89</u>	<u>(1,877.00)</u>	<u>4,231.00</u>





PH 1000012001 (REV. 11.13.07)

NOTE: Images, locations and lot lines are for informational purposes only and are subject to change.

**KEY**

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phases 6 & 7



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AT BARBER VALLEY

**BRIGHTON**  
CORPORATION