



# RIVER HEIGHTS

AT BARBER VALLEY

Annual Meeting Agenda  
Wednesday, March 18, 2015, from 6:00 to 7:00 pm  
East Junior High School Cafeteria

- Welcome & Introductions
- Previous Meeting Minutes
- Financial Statements
  - 2014 Year End
  - 2015 Budget
- Committee Update
  - Advisory Board
  - ACC
  - Events
- Development Update
  - Phase 6 & 7
- General Questions

Association Manager: Ann Marie Baird  
Hours: Mon. – Thur. 8am-5pm, Fri. 8am-Noon  
Office: 208.378.4000  
Direct: 208.287.0514  
Fax: 208.377.8962  
E-mail: [hoa@brightoncorp.com](mailto:hoa@brightoncorp.com)  
Website: [www.riverheightsboise.com](http://www.riverheightsboise.com)



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AT BARBER VALLEY

**Annual Meeting Minutes**  
Tuesday, March 11, 2014  
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) households in attendance.

## **Previous Meeting Minutes:**

The meeting minutes from March 14, 2013 were reviewed.

## **Financial Report:**

A copy of the 2013 Year End financial statement and the 2014 budget was provided. Ann Marie reviewed all line items and answered questions. The Association ended the year with a net income of \$7,856.89, which was better than expected, and is budgeting for a net income of \$4,231.00 in 2014. The Association saw overages in the following budget items in 2013: janitorial maintenance and supplies, and pool maintenance and supplies. These overages were due to additional use and services needed and rendered during the season. The Association plans to continue the additional services in the following years, which is confirmed in the 2014 budget.

## **Development Update:**

River Heights, phase 6, is slated to begin this fall, with phase 7 following in 2015. The addition of these phases should bring the total household count to about 238.

## **Advisory Board:**

With the final phases on the schedule and home sales where they are, it's time to start preparing the residents for when the community is turned over to their control. A signup sheet for a volunteer Advisory Board was provided.

## **Questions:**

The following suggestions and questions were brought to attention:

1. It was suggested that we look into additional gym equipment, such as a treadmill.
2. It was suggested that a TV be put in the large gathering room.
3. Concerns were raised regarding the addition of phases 6 & 7, and the need for an additional pool facility. It was noted that no additional facilities were planned in these phases.
4. It was noted that some homeowners felt that paying for the maintenance of the common areas in phase 5 prior to it being full of homeowners, was unfair.
5. It was noted that there are areas in need of new mulch or bark, such as the entrance beds, and around the pool. Ann Marie noted that she would be watching these areas through the season.
6. It was noted that the trees and landscaping in the park strips in front of homes, was the responsibility of the homeowners to maintain.

## **Adjourn:**

With no further business the meeting was adjourned at 7:21 pm.



**RIVER HEIGHTS**  
AT BARBER VALLEY

**Balance Sheet**

For the Period Ending December 31st, 2014

**Assets**

**Current Assets**

Cash

Cash: Operating Account (WTB) \$ 41,313.04

Receivables

Accounts Receivable \$ (21,240.85)

Other Current Assets

Prepaid Expenses \$ 1,330.00

Total Current Assets

\$ 21,402.19

**Liabilities and Equity**

**Current Liabilities**

Accounts Payable \$ 6,189.69

Prepaid Rents & Unapplied Credits \$ -

Notes Payable - Short Term \$ 24,100.00

Accrued Interest \$ -

Total Current Liabilities

\$ 30,289.69

**Equity**

Retained Earnings \$ (16,736.03)

Net Income \$ 7,848.53

Total Equity

\$ (8,887.50)

Total Liabilities & Equity

\$ 21,402.19



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## Income Statement 12/31/14

	2014 Actuals	2014 Budget	2015 Budget
<b>Income from Operations:</b>			
Regular Assessment Income	\$ 89,271.09	\$ 84,660.00	\$ 105,060.00
Late/NSF Fees	\$ 46.97	\$ -	\$ -
Setup Fees	\$ 6,775.00	\$ 9,000.00	\$ 9,000.00
Transfer Fees	\$ 600.00	\$ -	\$ -
Clubhouse Rental Fee	\$ 1,025.00	\$ -	\$ 360.00
Miscellaneous Income	\$ 1,181.43	\$ -	\$ -
<b>Income from Operations</b>	<b>\$ 98,899.49</b>	<b>\$ 93,660.00</b>	<b>\$ 114,420.00</b>
<b>Operating Expenses:</b>			
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00
Liability Insurance	\$ 4,182.68	\$ 2,832.00	\$ 3,420.00
Other Insurance	\$ 993.96	\$ 996.00	\$ 996.00
Electricity	\$ 3,448.33	\$ 3,965.00	\$ 3,965.00
Natural Gas	\$ 3,770.14	\$ 2,500.00	\$ 3,200.00
Water	\$ 640.96	\$ 1,000.00	\$ 1,000.00
Sewer	\$ 323.07	\$ 390.00	\$ 336.00
Trash Removal	\$ 485.49	\$ 390.00	\$ 432.00
Cable TV	\$ 1,511.88	\$ 1,320.00	\$ 1,404.00
HVAC Contract	\$ 580.56	\$ 600.00	\$ 600.00
Janitorial Contract	\$ 4,580.00	\$ 4,620.00	\$ 5,890.00
Janitorial Supplies	\$ 598.36	\$ 800.00	\$ 1,050.00
Pool Maintenance & Supplies	\$ 12,050.72	\$ 12,260.00	\$ 13,940.00
Fitness Equipment	\$ 275.00	\$ 880.00	\$ 880.00
Miscellaneous Repairs & Maint.	\$ 1,746.73	\$ 2,300.00	\$ 2,750.00
Extermination	\$ 872.00	\$ 772.00	\$ 772.00
Irrigation Water	\$ 13,982.11	\$ 9,300.00	\$ 9,850.00
General Maintenance Grounds	\$ -	\$ -	\$ 9,012.00
Landscape Maintenance	\$ 21,754.50	\$ 20,139.00	\$ 23,902.00
Lighting Repair & Maintenance	\$ 926.35	\$ 3,560.00	\$ 5,060.00
Parking & Seal Coat	\$ -	\$ 1,600.00	\$ -
Snow Removal	\$ 792.00	\$ 1,400.00	\$ 1,400.00
Courtyard Maintenance	\$ 1,490.00	\$ 1,700.00	\$ 1,500.00
Irrigation System Repair & Maint.	\$ 3,190.39	\$ 3,600.00	\$ 3,600.00
Security System Repair & Maint.	\$ 418.70	\$ 619.00	\$ 850.00
Phone Lines	\$ 1,796.23	\$ 1,380.00	\$ 2,400.00
Advertising, Promotion, Web	\$ -	\$ -	\$ 920.00
Community Events	\$ 638.85	\$ 1,000.00	\$ 1,000.00
Bank Fees	\$ 14.00	\$ 110.00	\$ 60.00
Property Mangement Fees	\$ 9,957.95	\$ 9,366.00	\$ 11,442.00
<b>Total Operating Expenses</b>	<b>\$ 91,050.96</b>	<b>\$ 89,429.00</b>	<b>\$ 111,661.00</b>
<b>Net Income/Cash - Operations</b>	<b>\$ 7,848.53</b>	<b>\$ 4,231.00</b>	<b>\$ 2,759.00</b>
Note Payable	\$ -	\$ -	\$ 1,379.00
<b>Net Income (Loss)</b>	<b>\$ 7,848.53</b>	<b>\$ 4,231.00</b>	<b>\$ 1,380.00</b>