

**Annual Meeting Agenda**  
**Tuesday, March 31, 2014, from 6:00 to 7:00 pm**  
**The Club at SpurWing**

- **Welcome & Introductions**
- **Financial Statements**
  - **2014 Year End**
  - **2015 Budget**
- **Committees**
  - **Advisory Board**
  - **ACC**
  - **Beautification**
- **Development Update**
  - **Robert Neufeld**
- **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.spurwinggreens.com](http://www.spurwinggreens.com)**

**Social: [www.nextdoor.com](http://www.nextdoor.com)**



**SPURWING**  
GREENS  
Annual Meeting Minutes  
Tuesday, March 18, 2014  
The Club at SpurWing Banquet Room

**Roll Call:**

The meeting was brought to order at 6:07 pm by Ann Marie Baird on behalf of Brighton Corporation. There were forty-two (42) lots in attendance.

**Previous Meeting Minutes:**

The meeting minutes from the 2013 annual meeting were provided and reviewed, with no alterations.

**Financial Report:**

A copy of the 2013 Year End financial statement and the 2014 budget was provided for both the Orchard Grove Sub Association, and the Master Association. Ann Marie reviewed all line items and answered questions. The Sub Association ended the year with a net income of \$21,156.02, which was better than expected. The Master Association ended the year with a net income of \$1,160.20, and is budgeting to break even in 2014. Ann Marie noted that the interest accruing on the Sub Association loan will be written off entirely in 2014.

**Development Update:**

Ann Marie noted that SpurWing Orchards #2 was nearly complete, and landscaping will be going in shortly. SpurWing Orchards #3 is set to begin in April, 2014. Doug Carnahan recently held a meeting regarding area to the West of the first pond at the entrance. He plans to include 6 home sites in this area and a community pool facility. Once completed the pool facility will be maintained by the SpurWing Master Association as a common area amenity. Ann Marie reviewed the maintenance expenses that would accompany this facility. She also noted that this would not change the Lifestyle Memberships in any way.

**Questions:**

The following suggestions and questions were brought to attention:

1. Snow removal in the common areas was noted as a concern for some residents. Ann Marie explained that the Association was not budgeting for snow removal of the common areas, but that they had received estimates on these costs. This will be for the Board to consider.
2. Much discussion was held regarding the landscaping. Residents noted that they felt there are issues in the flower beds with weeds, and that the trees and shrubs are not getting treated. Ann Marie assured that the landscaping contract includes all of these items, and that residents should point out issues when they arise during the season.
3. It was noted that the wood at the entrance monument needs re-staining. Ann Marie noted that she was already getting quotes for consideration this year.
4. It was noted that there is still a lot of speeding on Jayker Way and Tree Farm Way by residents and contractors. Ann Marie has request the speed cart from Meridian Police a couple times now, but it hasn't seemed to have an effect. Residents are encouraged to report speeding to the police.
5. Residents noted that the corner of Jayker Way and Tree Farm Way has become a hazard in the mornings, with cars parked all over waiting for the bus. Ann Marie agreed to look into this.
6. A sign-up sheet was set out for residents to volunteer for an Advisory Board. This will help get residents familiar with running the Associations prior to when they take over.

**Adjourn:**

With no further business the meeting was adjourned at 7:42 pm.



# SPURWING GREENS

## Orchard/Grove Sub Balance Sheet

For the Period Ended December 31, 2014

### Assets

#### Current Assets

##### Cash

Cash: Operating Account (USB) \$ 45,595.57

Cash: WTB \$ 55,648.09

##### Receivables

Accounts Receivable \$ 917.20

##### Other Current Assets

Prepaid Expenses \$ 993.74

##### Total Current Assets

\$ 103,154.60

### Liabilities and Equity

#### Current Liabilities

Accounts Payable \$ 25,450.81

Notes Payable - Short Term \$ -

Accrued Interest \$ -

Prepaid/Unapplied Credits \$ 54,731.65

##### Total Current Liabilities

\$ 80,182.46

#### Equity

Retained Earnings \$ (4,897.21)

Net Income \$ 27,869.35

##### Total Equity

\$ 22,972.14

##### Total Liabilities & Equity

\$ 103,154.60

**SWG O/G Sub OA**  
**Current Actual to Next Year Budget**  
 Through December 31, 2014

TITLE	2014 Actual	2014 Budget	2015 Budget
<b>Revenue:</b>			
<b>Income from Operations:</b>			
Regular Assessment Income	180,274.30	172,955.00	242,780.00
Fees, Interest, & Misc.	20,262.98	8,750.00	10,000.00
Late Fees	261.31	-	-
<b>Income from Operations</b>	<u>200,798.59</u>	<u>181,705.00</u>	<u>252,780.00</u>
<b>Operating Expenses</b>			
Other Miscellaneous Expense	2,084.06	-	-
	<u>2,084.06</u>	<u>-</u>	<u>-</u>
State Income Taxes	30.00	30.00	30.00
Liability Insurance	1,278.51	1,263.00	1,263.00
Owners Assoc - CAM	84,197.21	74,649.27	129,868.00
Courtyard Maintenance	65,015.85	75,180.00	94,780.00
Bank Fees	720.01	-	1,200.00
Property Management Fees	20,383.64	18,170.50	25,278.00
<b>Total Expense-Non-Recoverable</b>	<u>171,625.22</u>	<u>169,292.77</u>	<u>252,419.00</u>
<b>Total Operating Expenses</b>	<u>173,709.28</u>	<u>169,292.77</u>	<u>252,419.00</u>
<b>Net Income/Cash - Operations</b>	<u>27,089.31</u>	<u>12,412.23</u>	<u>361.00</u>
Prior Periods Income (Expense)	780.04	-	-
<b>Net Income (Loss)</b>	<u>27,869.35</u>	<u>12,412.23</u>	<u>361.00</u>



# SPURWING GREENS

## Master Balance Sheet

For the Period Ended December 31, 2014

### Assets

#### Current Assets

##### Cash

Cash: Operating Account (USB) \$ 10,288.16

Cash: WTB \$ 559.00

##### Receivables

Accounts Receivable \$ 11,814.84

##### Other Current Assets

Prepaid Expenses \$ 933.75

**Total Current Assets** \$ 23,595.75

### Liabilities and Equity

#### Current Liabilities

Accounts Payable \$ 22,805.86

**Total Current Liabilities** \$ 22,805.86

#### Equity

Retained Earnings \$ (108.00)

Net Income \$ 897.89

**Total Equity** \$ 789.89

**Total Liabilities & Equity** \$ 23,595.75

**SWG Master OA**  
**Current Actual to Next Year Budget**  
 Through December 31, 2014

TITLE	2014 Actual	2014 Budget	2015 Budget
<b>Revenue:</b>			
<b>Income from Operations:</b>			
Regular Assessment Income	144,576.00	144,577.00	213,429.00
Special Assessments	<u>22,999.99</u>	<u>-</u>	<u>-</u>
<b>Income from Operations</b>	<b>167,575.99</b>	<b>144,577.00</b>	<b>213,429.00</b>
<b>Operating Expenses</b>	<u>-</u>	<u>-</u>	<u>-</u>
State Income Taxes	30.00	30.00	30.00
Liability Insurance	937.39	804.00	1,868.00
Other Insurance	745.47	996.00	996.00
Electricity	--	--	1,133.33
Natural Gas	--	--	1,866.67
Water	--	--	304.00
Sewer	--	--	304.00
Trash Removal	--	--	304.00
Janitorial Contract	--	--	2,170.00
Janitorial Supplies	--	--	900.00
Pool Maintenance & Supplies	--	--	10,060.00
Miscellaneous Repairs & Maint.	--	--	1,750.00
Extermination	2,199.00	2,120.00	2,120.00
Irrigation Water	15,223.18	15,846.00	15,846.00
General Maintenance Grounds	2,883.86	3,764.00	3,000.00
Landscape Maintenance	82,881.65	81,585.00	105,430.00
Lighting Repair & Maintenance-Parki	--	--	4,000.00
Irrigation System Repair and Mainte	61,875.35	39,432.00	58,077.00
Security System Repair & Maint.	--	--	1,000.00
Phone Lines	--	--	800.00
Advertising & Promotion	--	--	920.00
Community Events	--	--	550.00
<b>Total Expense-Non-Recoverable</b>	<b><u>166,775.90</u></b>	<b><u>144,577.00</u></b>	<b><u>213,429.00</u></b>
<b>Total Operating Expenses</b>	<b><u>166,775.90</u></b>	<b><u>144,577.00</u></b>	<b><u>213,429.00</u></b>
<b>Net Income/Cash - Operations</b>	<b>800.09</b>	<b>-</b>	<b>-</b>
Prior Periods Income (Expense)	97.80	-	-
<b>Net Income (Loss)</b>	<b><u>897.89</u></b>	<b><u>-</u></b>	<b><u>-</u></b>