



Annual Meeting Agenda
Wednesday, March 16, 2016, from 6:00 to 7:00 pm
The Club at SpurWing

- Welcome & Introductions
 - Roll Call
 - Proof Of Notice

- Financial Statements
 - 2015 Year End
 - 2016 Budget

- Reports of Committees
 - Advisory Board – Robert Neufeld, 1 Open Position
 - ACC – 1 Open Position
 - Beautification
 - Events

- Unfinished Business
 - Development Update - Robert Neufeld

- New Business
 - Snow Removal
 - Roads – ACHD
 - Holiday Lights
 - Carnahan Proposal

Association Manager: Ann Marie Baird

Hours: Mon. – Thur. 8am-4:30pm, Fri. 8am-Noon

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SPURWING
GREENS
Annual Meeting Minutes
Tuesday, March 31, 2015
The Club at SpurWing Banquet Room

Roll Call:

The meeting was brought to order at 6:06 pm by Ann Marie Baird on behalf of Brighton Corporation. There were fifty-five (55) lots in attendance.

Previous Meeting Minutes:

The meeting minutes from the 2014 annual meeting were provided and reviewed, with no alterations.

Financial Report:

A copy of the 2014 Year End financial statement and the 2015 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 \$27,869.35, which was better than expected. The Master Association ended the year with a net income of \$897.89, after a special assessment at the end of the year in the amount of \$23,000.00 for irrigation expenses, and is budgeting to break even in 2015.

Committees:

Signup sheets were provided for the following committees:

Advisory Board – This group meets quarterly and reviews the financials and daily operations of the Association in preparation for turnover.

ACC – This will consist of 3 members who will review requests made by residents for sheds, patio covers, and all other improvements made to their property.

Beautification Committee: This group will work with Ann Marie and the landscapers to identify areas in need of improvements in the common areas so they can be planned for in advance.

Development Update:

Ann Marie noted that SpurWing Orchards #3 is complete, and home building is underway. The pool facility is scheduled to be complete and open Memorial weekend, and the 6 lots next door are ready for home construction. The Rim area has been added to the Estates Sub Association and already has homes under construction as well. Robert Neufeld discussed where the community stood in fighting the request for a storage unit complex to the west of the community entrance, and what the next steps for the community members are.

Questions:

The following suggestions and questions were brought to attention:

1. Matt Parson with the City of Meridian Police department commended the community on very low crime statistics, and gave a few tips on how to continue keeping those statistics low.
2. It was commented that speeders on Jayker and Tree Farm are still an issue and the speed cart does not deter this, there needs to be a patrol car posted during the morning and evening commute hours.
3. Residents are starting to park cars outside and not in their garages as required in the CC&Rs. These homes need to be reported when noticed.
4. It was requested that additional reminders on cleaning up after pets be sent out.
5. It was asked that the Directors be asked to attend the annual meetings.

Adjourn:

With no further business the meeting was adjourned at 7:38 pm.



Orchard/Grove Sub Balance Sheet

For the Period Ended December 31, 2015

Assets

Current Assets

Cash

Cash: Operating Account (WTB) \$ 58,080.40

Receivables

Accounts Receivable \$ 7,027.45

Other Current Assets

Prepaid Expenses \$ 1,350.00

Total Current Assets \$ 66,457.85

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 319.91

Prepaid/Unapplied Credits \$ 44,352.64

Total Current Liabilities \$ 44,672.55

Equity

Retained Earnings \$ 22,972.14

Net Income \$ (1,186.84)

Total Equity \$ 21,785.30

Total Liabilities & Equity \$ 66,457.85

SWG O/G Sub OA
Current Actual to Next Year Budget
Through December 31, 2015

TITLE	2015 Actual	2015 Budget	2016 Budget
Revenue:			
Income from Operations:			
Regular Assessment Income	246,173.88	242,780.00	301,240.00
Fees, Interest, & Misc.	11,750.00	10,000.00	14,000.00
Late Fees	<u>140.84</u>	<u>--</u>	<u>--</u>
Income from Operations	<u>258,064.72</u>	<u>252,780.00</u>	<u>315,240.00</u>
Operating Expenses	<u>--</u>	<u>--</u>	<u>--</u>
State Income Taxes	30.00	30.00	30.00
Liability Insurance	1,443.74	1,263.00	1,320.00
Other Insurance	--	--	1,588.00
Owners Assoc - CAM	145,022.05	129,868.00	140,225.06
Courtyard Maintenance	87,129.57	94,780.00	124,040.00
Bank Fees	--	1,200.00	--
Property Management Fees	<u>25,806.46</u>	<u>25,278.00</u>	<u>31,524.00</u>
Total Expense-Non-Recoverable	<u>259,431.82</u>	<u>252,419.00</u>	<u>298,727.06</u>
Total Operating Expenses	<u>259,431.82</u>	<u>252,419.00</u>	<u>298,727.06</u>
Net Income/Cash - Operations	(1,367.10)	361.00	16,512.94
Prior Periods Income (Expense)	<u>180.26</u>	<u>--</u>	<u>--</u>
Net Income (Loss)	<u>(1,186.84)</u>	<u>361.00</u>	<u>16,512.94</u>



Master Balance Sheet

For the Period Ended December 31, 2015

Assets

Current Assets

Cash

Cash: Operating Account (WTB) \$ 4,897.61

Receivables

Accounts Receivable \$ 8,210.98

Other Current Assets

Prepaid Expenses \$ 2,382.75

Total Current Assets \$ 15,491.34

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 3,223.17

Prepaid & Unapplied Credits \$ 8,065.00

Total Current Liabilities \$ 11,288.17

Equity

Retained Earnings \$ 789.89

Net Income \$ 3,413.28

Total Equity \$ 4,203.17

Total Liabilities & Equity \$ 15,491.34

SWG Master OA
Current Actual to Next Year Budget
Through December 31, 2015

TITLE	2015 Actual	2015 Budget	2016 Budget
Revenue:			
Income from Operations:			
Regular Assessment Income	213,429.00	213,429.00	247,268.00
Special Assessments	<u>23,757.29</u>	<u>--</u>	<u>--</u>
Income from Operations	<u>237,186.29</u>	<u>213,429.00</u>	<u>247,268.00</u>
Operating Expenses	<u>--</u>	<u>--</u>	<u>--</u>
State Income Taxes	30.00	30.00	30.00
Liability Insurance	2,569.00	1,868.00	2,400.00
Other Insurance	--	996.00	--
Electricity	1,836.58	1,133.33	2,079.00
Natural Gas	1,792.05	1,866.67	1,860.00
Water	486.50	304.00	1,050.00
Sewer	597.77	304.00	650.00
Trash Removal	124.29	304.00	216.00
Janitorial Contract	2,245.00	2,170.00	2,200.00
Janitorial Supplies	525.35	900.00	700.00
Pool Maintenance & Supplies	24,945.57	10,060.00	10,170.00
Miscellaneous Repairs & Maint.	124.80	1,750.00	2,000.00
Extermination	5,096.00	2,120.00	3,180.00
Irrigation Water	18,603.89	15,846.00	18,632.00
General Maintenance Grounds	4,640.45	3,000.00	7,950.00
Landscape Maintenance	103,330.00	105,430.00	126,030.00
Lighting Repair & Maintenance-Parki	1,646.24	4,000.00	5,500.00
Irrigation System Repair and Mainte	62,077.62	58,077.00	58,651.00
Security System Repair & Maint.	1,231.34	1,000.00	1,000.00
Phone Lines	869.42	800.00	1,500.00
Advertising & Promotion	151.05	920.00	920.00
Community Events	<u>50.00</u>	<u>550.00</u>	<u>550.00</u>
Total Expense-Non-Recoverable	<u>232,972.92</u>	<u>213,429.00</u>	<u>247,268.00</u>
Total Operating Expenses	<u>232,972.92</u>	<u>213,429.00</u>	<u>247,268.00</u>
Net Income/Cash - Operations	<u>4,213.37</u>	<u>--</u>	<u>--</u>
Prior Periods Income (Expense)	(800.09)	--	--
Net Income (Loss)	<u>3,413.28</u>	<u>--</u>	<u>--</u>