

ARBOR

Annual Meeting Agenda

Tuesday, May 14, 2024

Via Zoom ID: 831 6134 3163, Passcode: 834889

- 1) Welcome & Introductions
- 2) Proof of Notice
 - a. Sent Via Mail & Email
- 3) Previous Meeting Minutes
 - a. 10.18.2023
- 4) Financial Statements
 - a. 2023 Year End
 - b. 2024 Budget
- 5) Committee Reports
 - a. ACC
 - b. Advisory Committee
 - c. Event Committee
 - d. Neighborhood Watch
- 6) Development Update
- 7) General Questions

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Website: www.arboridaho.com, Social: www.nextdoor.com, www.facebook.com

ARBOR

Annual Meeting Minutes
Wednesday, October 18, 2023

Welcome & Introductions

The meeting was started at 6 pm by Ann Marie Baird on behalf of Brighton Corporation. This was a webinar meeting on zoom using ID: 862 6190 3471 and passcode: 717200. There were 29 attendees from the community.

Proof of Notice

Notice of the meeting was sent by mail, but it was also posted in the newsletter via email, and on the community website. Anyone who did not receive notification to attend was asked to reach out and update his or her contact information.

Previous Meeting Minutes

The meeting minutes from March 3, 2022 were reviewed, with no changes.

Financial Statements

Ann Marie provided and reviewed the 2022 year end financials as well as the 2023 budget by each line item, and answering questions.

Committee Reports

The Association being new does not yet have any active committees, but there are many that we're happy to assist residents in setting up, such as: ACC, Advisory, Event, and Neighborhood Watch. Residents interested in any of these committees, or any others not mentioned, are encouraged to reach out to Ann Marie to get them started.

Development Update

The community is still in active development. Ann Marie showed the current map located on the community website at www.arboridaho.com to explain the upcoming and future phases, including the future 2nd pool, and commercial lots.

General Questions

Ann Marie reviewed the amendment and rules regarding rentals. She also explained the rules on parking and using the garage first. An update will be posted in the newsletter when a date is confirmed of the start of the 2nd community pool.

Adjourn

With no further questions, the meeting was adjourned at 7:05 pm.

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Balance Sheet

For the Period Ended December 31, 2023

Assets

Current Assets

Cash

Cash: Operating Account (SW) \$ 85,445.63

Cash: Operating Account (WTB) \$ 7,842.14

Receivables

Accounts Receivable \$ 2,770.68

Total Current Assets \$ 96,058.45

Liabilities and Equity

Current Liabilities

Accounts Payable \$ -

Prepaid & Unapplied Credits \$ 12,124.48

Total Current Liabilities \$ 12,124.48

Equity

Retained Earnings \$ 32,162.47

Net Income \$ 51,771.50

Total Equity \$ 83,933.97

Total Liabilities & Equity \$ 96,058.45

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2022 Income Statement & 2023 Budget

	2022 Actuals	2022 Budget	2023 Budget
Income from Operations:			
Regular Assessment Income	\$ 181,971.25	\$ 165,600.00 ¹⁹⁴	\$ 191,667.00
Late/NSF Fees	\$ 1,200.00	\$ -	\$ 1,000.00
Setup Fees \$350	\$ 17,850.00	\$ 10,640.00 ³⁰	\$ 4,900.00
Transfer Fees \$150	\$ 4,589.86	\$ 300.00 ²	\$ 600.00
Clubhouse Rental Fee	\$ 780.00	\$ -	\$ 360.00
Miscellaneous Income	\$ 125.00	\$ 100.00	\$ 100.00
Income from Operations	\$ 206,516.11	\$ 176,640.00	\$ 198,627.00
Operating Expenses:			
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00
Liability Insurance	\$ 2,010.00	\$ 4,300.00	\$ 4,000.00
Electricity	\$ 4,653.41	\$ 5,600.00	\$ 5,550.00
Natural Gas	\$ 2,637.31	\$ 2,650.00	\$ 2,750.00
Water	\$ 272.89	\$ 300.00	\$ 300.00
Sewer	\$ 198.00	\$ 540.00	\$ 360.00
Trash Removal	\$ 106.48	\$ 180.00	\$ 180.00
HVAC	\$ -	\$ -	\$ 1,600.00
Janitorial Contract	\$ 6,195.00	\$ 5,500.00	\$ 6,770.00
Janitorial Supplies	\$ 282.06	\$ 350.00	\$ 350.00
Pool Maintenance & Supplies	\$ 12,713.33	\$ 12,457.00	\$ 12,995.00
Miscellaneous Repairs & Maint.	\$ 1,386.00	\$ 4,800.00	\$ 4,800.00
Extermination	\$ 396.00	\$ 900.00	\$ 900.00
Irrigation Water	\$ 3,644.93	\$ 3,500.00	\$ 4,500.00
General Maintenance Grounds	\$ 0.50	\$ 500.00	\$ 5,500.00
Landscape Maintenance	\$ 93,204.80	\$ 94,830.00	\$ 98,750.00
Lighting Repair & Maintenance	\$ 835.83	\$ 3,280.00	\$ 3,280.00
Snow Removal	\$ 556.25	\$ 2,500.00	\$ 2,500.00
Playground Maintenance	\$ 600.00	\$ 2,650.00	\$ 2,650.00
Irrigation System Repair & Maint.	\$ 1,731.00	\$ 5,100.00	\$ 5,100.00
Security System Repair & Maint.	\$ 1,067.00	\$ 870.00	\$ 1,070.00
Phone Lines	\$ 2,054.40	\$ 2,040.00	\$ 2,040.00
Advertising, Promotion, Web	\$ -	\$ 980.00	\$ 980.00
Community Events	\$ 347.92	\$ 580.00	\$ 580.00
Bank Fees	\$ 20.00	\$ -	\$ -
Property Management Fees	\$ 19,801.50	\$ 17,664.00	\$ 19,863.00
Total Operating Expenses	\$ 154,744.61	\$ 172,101.00	\$ 187,398.00
Net Income (Loss)	\$ 51,771.50	\$ 4,539.00	\$ 11,229.00