



PARAMOUNT

ANNUAL MEETING AGENDA

Tuesday, April 8, 2014

Paramount Elementary Cafeteria, 6pm

1. **Welcome & Introductions**
2. **Proof of Notice**
 - Notice Sent Via Mail & E-mail
3. **Previous Meeting Minutes**
4. **Reports of Officers**
 - 2013 YE Financial Statement
 - 2014 Budget
5. **Committee Reports & Sign Ups**
 - Activities Committee
 - Neighborhood Watch – Michael White & Jason Laase
6. **Development Update**
7. **Questions**
8. **Adjourn**

Property Manager: Ann Marie Baird
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PARAMOUNT

Annual Meeting Minutes

Tuesday, April 9th, 2013; 6pm; Paramount Elementary Cafeteria

Roll Call:

The meeting was brought to order at 6:08 pm by Ann Marie Baird on behalf of Brighton Corporation. Sue Campbell also attended on behalf of Brighton Corporation, and there were sixty-two (62) lots in attendance.

Financial Report:

A copy of the 2012 Year End financial statement and the 2013 budget was provided. Sue and Ann Marie reviewed all line items and answered questions. The Association saw a loss in 2012, due to overages spent on pool maintenance services, fountain maintenance, irrigation system repairs and maintenance, and landscaping maintenance. The 2013 budget includes funds for the purchase of additional holiday lights, new mulch and landscaping upgrades, as well as community center improvements like carpet and paint.

Committee Reports:

The Events Committee is chaired by Doug Reece, and members include Shannon McNall, Michelle Anderson, Darcel Pecyna, and Wendi Trent. The group organizes and puts on all the community events, and is always looking for additional members. This year's events include the talent show, 4th of July barbeque, National Night Out, spring and fall garage sales, a dog walk, the holiday tea and cookie exchange, and the holiday light contest. Information on events is posted on the community website, and will be distributed in the newsletters.

Neighborhood Watch has been set up with the City of Meridian Police Department. Currently, the community is looking for a chair person, or some block captains to co-chair the different areas of the community.

Development Update:

With a map of the community, Ann Marie pointed out the different phases that will be started in 2013. Paramount #21 is already under home construction, and infrastructure is being installed in Paramount #22, which should be ready for home building in May. Paramount #23 is expected to start shortly after. This phase will include the location of the third community pool, which will be completed in the fall and open for the 2014 swim season. Also pointed out was the proposed location for a new community fitness facility. A survey has been sent out to residents by email in order to gauge the interest in this proposal.

Questions:

The following suggestions and questions were brought to attention:

1. There are many dogs in the community, and they do not always get cleaned up after. It was asked that signs be posted, and garbage cans be added to the common areas for this. Ann Marie agreed to follow up on this request.
2. It was also asked that garbage cans be added to the parks for regular use and events. Ann Marie agreed to look into the cost of these and see if they could be budgeted for.
3. It was suggested that the pools be opened later in the season, so that they could be closed later in the season without additional costs. Ann Marie noted that the rules state the pool will open Memorial weekend, giving that impression and setting a standard to residents of when the pool will be open, but the request would be taken under consideration.
4. Speeding is still an issue on many streets. Ann Marie agreed to request the speed cart from the Meridian Police Department to help remind drivers.

Adjourn:

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



PARAMOUNT

Balance Sheet

For the Period Ended December 31, 2013

Assets

Current Assets

Cash

Cash: Operating Account (WFB) \$ 83,275.66

Receivables

Accounts Receivable \$ (34,739.66)

Other Current Assets

Prepaid Expenses \$ 7,329.66

Accumulated Depreciated Assets \$ 5,114.75

Total Current Assets \$ 60,980.41

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 3,151.06

Prepaid & Unapplied Credits \$ 2,957.19

Total Current Liabilities \$ 6,108.25

Equity

Retained Earnings \$ 2,853.00

Net Income \$ 52,019.16

Total Equity \$ 54,872.16

Total Liabilities & Equity \$ 60,980.41



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Income Statement 12/31/13

	2013 Actuals	2013 Budget	2014 Budget
Income from Operations:			
Regular Assessment Income	\$ 407,154.31	\$ 364,030.00	\$ 450,246.04
Late/NSF Fees	\$ 772.54	\$ -	\$ -
Setup Fees	\$ 32,400.00	\$ 18,000.00	\$ 16,250.00
Transfer Fees	\$ 5,250.00	\$ 2,700.00	\$ 1,800.00
Clubhouse Rental Fee	\$ 3,600.00	\$ -	\$ 2,400.00
Miscellaneous Income	\$ 625.50	\$ 3,000.00	\$ -
Income from Operations	\$ 449,802.35	\$ 387,730.00	\$ 470,696.04
Operating Expenses:			
Bad Debt Write Offs	\$ 110.94	\$ -	\$ -
Taxes & Insurance	\$ 7,980.50	\$ 9,870.00	\$ 7,872.00
Electricity	\$ 35,202.83	\$ 29,500.00	\$ 37,400.00
Natural Gas	\$ 5,444.84	\$ 7,700.00	\$ 7,600.00
Water	\$ 1,603.95	\$ 793.00	\$ 1,650.00
Sewer	\$ 1,552.59	\$ 1,077.00	\$ 1,950.00
Trash Removal	\$ 359.47	\$ 444.00	\$ 696.00
Cable TV	\$ 1,259.76	\$ 1,200.00	\$ 1,260.00
HVAC	\$ 1,104.00	\$ 912.00	\$ 962.00
Janitorial	\$ 10,466.59	\$ 15,200.00	\$ 19,690.00
Ceiling & Interior Walls	\$ 2,350.00	\$ 1,500.00	\$ -
Exterior Walls	\$ -	\$ 2,500.00	\$ 3,250.00
Floors	\$ 6,633.90	\$ 5,000.00	\$ -
Lighting Repair & Maint.	\$ 752.50	\$ 360.00	\$ -
Signage	\$ 186.08	\$ 300.00	\$ -
Pool Maintenance & Supplies	\$ 26,048.81	\$ 20,400.00	\$ 40,700.00
Fitness Equipment	\$ 1,817.19	\$ 2,400.00	\$ 2,400.00
Miscellaneous Repairs & Maint.	\$ 3,162.89	\$ 2,368.00	\$ 10,400.00
Extermination	\$ 1,716.00	\$ 1,716.00	\$ 1,716.00
Irrigation Water	\$ 15,415.39	\$ 18,331.00	\$ 18,331.00
Fountain Repair & Maint.	\$ 13,672.52	\$ 3,000.00	\$ 6,500.00
General Maintenance Grounds	\$ 608.00	\$ 7,000.00	\$ 25,460.00
Landscape Maintenance	\$ 161,053.48	\$ 160,735.00	\$ 148,275.04
Lighting Repair & Maintenance - Parking	\$ 9,818.83	\$ 8,200.00	\$ 9,800.00
Snow Removal	\$ 3,545.00	\$ 1,450.00	\$ 2,725.00
Courtyard Maintenance	\$ 1,000.00	\$ 700.00	\$ 9,200.00
Irrigation System Repair & Maint.	\$ 24,567.55	\$ 25,000.00	\$ 25,000.00
Fire System Repair & Maint.	\$ -	\$ 50.00	\$ -
Security System Repair & Maint.	\$ 940.44	\$ 1,433.00	\$ 1,400.00
Phone Lines	\$ 1,828.56	\$ 1,884.00	\$ 2,220.00
Advertising & Promotion	\$ 789.61	\$ 1,000.00	\$ 1,000.00
Community Events	\$ 4,037.24	\$ 6,000.00	\$ 6,000.00
Bank Fees	\$ 3,508.57	\$ 3,700.00	\$ 4,000.00
Professional Fees	\$ 1,849.00	\$ -	\$ -
Property Mangement Fees	\$ 44,949.98	\$ 38,773.00	\$ 46,649.60
Miscellaneous Mgmt. & Admin.	\$ 250.00	\$ 2,400.00	\$ 1,000.00
Total Operating Expenses	\$ 395,587.01	\$ 382,896.00	\$ 445,106.64
Net Income/Cash - Operations	\$ 54,215.34	\$ 4,834.00	\$ 25,589.40
Depreciation & Amortization	\$ 2,196.18	\$ -	\$ 2,196.00
Net Income (Loss)	\$ 52,019.16	\$ 4,834.00	\$ 23,393.40

What is Nextdoor.com* and why should I sign up TODAY...?

Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Thousands of neighborhoods are already using Nextdoor to build happier, safer places to call home.

People are using Nextdoor to:

- Quickly get the word out about a break-in
- Organize a Neighborhood Watch Group
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike
- Finally call that nice man down the street by his first name

Privacy

Fences are sometimes necessary. But online privacy is always necessary. Nextdoor makes it safe to share online the kinds of things you'd be okay sharing with your neighbors in person.

Here's how: Every neighbor has to verify their address. Every neighbor signs in with their real name. Just like in person. Your website is protected by password and encrypted by HTTPS. We never share your info with advertisers.

Safety

Nextdoor makes it safe to share online the kind of things you'd be okay sharing with your neighbors in person. Here's how: Every neighbor must verify their address. Each neighbor signs in with their real name. Just like in person. You choose where your information is shared. Your website is securely encrypted using the HTTPS Internet protocol. Information shared will never show up in Google or other search engines. Nextdoor never shares your personal information with third-party advertisers.

Nextdoor Guidelines for Neighborly Behavior

Our mission is to use the power of technology to build stronger and safer communities everywhere. We hope to inspire each Nextdoor member to be a better neighbor. We challenge members to hold themselves, and each other, to the highest standard of neighborly behavior: **Treat everyone with respect.** Assume good intentions in others and give them the benefit of the doubt. Disagree without being disagreeable; focus on issues and do not engage in personal attacks. Practice moderation and do not over post in a way that dominates conversations. Send private messages or post to a Group when a limited audience is more appropriate. Refrain from using profanity or posting messages that will be perceived as discriminatory. **Share helpful information.** Answer fellow members' questions. Share information about crime and safety issues. Recommend local businesses and services (without spamming or inappropriate self-promotion). Sell, share, or give away personal items that you no longer want or need. Discuss community issues (but avoid campaigning). Spread the word about local events. Provide support to fellow members in need. **Honestly represent yourself.** Use your real name, not an alias, pseudonym, or abbreviation. Join as an individual not as a couple, family, or organization. Take the time to add a photo and to fill out your profile

*(*Excepts taken from the nextdoor.com website, see site for complete details and to register today!)*