



PARAMOUNT

ANNUAL MEETING AGENDA
Tuesday, April 7, 2015
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**
 - 2014 YE Financial Statement
 - 2015 Budget
- 5. Committee Reports & Sign Ups**
 - Advisory Board
 - ACC
 - Activities Committee
 - Neighborhood Watch
- 6. Development Update**
- 7. Questions**
- 8. Adjourn**

Property Manager: Ann Marie Baird
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PARAMOUNT

Annual Meeting Minutes

Tuesday, April 8th, 2014; 6pm; Paramount Elementary Cafeteria

Roll Call:

The meeting was brought to order at 6:03 pm by Ann Marie Baird on behalf of Brighton Corporation. There were sixty (60) lots in attendance.

Proof of Notice:

The annual meeting notice was sent by mail to all homeowners. It was also posted on the community website and in the monthly newsletters.

Previous Meeting Minutes:

The 2013 annual meeting minutes 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 saw a net income of \$52,019.16, due to additional home closings. The 2014 budget includes funds for the purchase of some picnic tables, maintenance of a 3rd pool, and monument and fence staining.

Committee Reports:

The Events Committee organizes and puts on all the community events, and is always looking for additional members. This year's events include the spring and fall garage sales, 4th of July barbeque, National Night Out, 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. Michael White and Jason Laase have taken up the chair position and will share information with the community via the www.nextdoor.com site.

Development Update:

With a map of the community, Ann Marie pointed out the different phases that will be started in 2014. Paramount 23 is already under home construction, and phases 24, 25, and 26 are already in the works.

Questions:

The following suggestions and questions were brought to attention:

1. It was suggested that the Board consider passing the credit card fees on to the users.
2. Residents requested more common space near phase 22 and 24. It was also requested that these areas include swings, shade structures and picnic tables.
3. A few residents requested that snow removal be considered in the future. There were people both for and against this. Ann Marie said that it is something that has been looked into, and due to the high expense it has not been budgeted for at this time.
4. It was suggested that the Association place pet stations or at least baggies around the community for residents who walk their pets and don't pick up after them.
5. It was noted that the Producer entrance is very dark, as well as Kingsley Park. Ann Marie agreed to look into these areas and see if additional lighting was possible.

Adjourn:

With no further business the meeting was adjourned at 7:48 pm.



PARAMOUNT

Balance Sheet

For the Period Ended December 31, 2014

Assets

Current Assets

Cash

Cash: Operating Account (WFB)	\$ 38,135.24
Cash: Operating Account (WTB)	\$ 56,930.41
Reserve: (WTB)	\$ 99,990.00

Receivables

Accounts Receivable	\$ 3,063.08
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Other Current Assets

Prepaid Expenses	\$ 7,767.83
Accumulated Depreciated Assets	\$ 2,918.57

Total Current Assets \$ 208,805.13

Liabilities and Equity

Current Liabilities

Accounts Payable	\$ 8,285.96
Prepaid & Unapplied Credits	\$ 86,395.34

Total Current Liabilities \$ 94,681.30

Equity

Retained Earnings	\$ 54,872.16
Net Income	\$ 59,251.67

Total Equity \$ 114,123.83

Total Liabilities & Equity \$ 208,805.13



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Income Statement 12/31/14

	2014 Actuals	2014 Budget	2015 Budget
Income from Operations:			
Regular Assessment Income	\$ 469,675.41	\$ 450,246.04	\$ 507,721.00
Late/NSF Fees	\$ 290.68	\$ -	\$ -
Setup Fees	\$ 31,775.00	\$ 16,250.00	\$ 16,250.00
Transfer Fees	\$ 5,850.00	\$ 1,800.00	\$ 1,800.00
Clubhouse Rental Fee	\$ 3,460.00	\$ 2,400.00	\$ 2,400.00
Miscellaneous Income	\$ 1,175.00	\$ -	\$ -
Income from Operations	\$ 512,226.09	\$ 470,696.04	\$ 528,171.00
Operating Expenses:			
Bad Debt Write Offs	\$ 273.46	\$ -	\$ -
Taxes & Insurance	\$ 8,065.83	\$ 7,872.00	\$ 8,034.00
Electricity	\$ 40,869.36	\$ 37,400.00	\$ 40,900.00
Natural Gas	\$ 9,469.11	\$ 7,600.00	\$ 9,500.00
Water	\$ 1,442.78	\$ 1,650.00	\$ 1,650.00
Sewer	\$ 2,277.69	\$ 1,950.00	\$ 1,950.00
Trash Removal	\$ 503.16	\$ 696.00	\$ 696.00
Cable TV	\$ 1,222.69	\$ 1,260.00	\$ 1,344.00
HVAC	\$ 803.00	\$ 962.00	\$ 962.00
Janitorial	\$ 17,799.60	\$ 19,690.00	\$ 19,780.00
Exterior Walls	\$ 1,690.00	\$ 3,250.00	\$ -
Pool Maintenance & Supplies	\$ 37,539.79	\$ 40,700.00	\$ 56,270.00
Fitness Equipment	\$ 3,284.48	\$ 2,400.00	\$ 7,400.00
Miscellaneous Repairs & Maint.	\$ 12,931.18	\$ 10,400.00	\$ 7,500.00
Extermination	\$ 1,716.00	\$ 1,716.00	\$ 1,716.00
Irrigation Water	\$ 16,583.75	\$ 18,331.00	\$ 18,331.00
Fountain Repair & Maint.	\$ 9,000.75	\$ 6,500.00	\$ 14,795.00
General Maintenance Grounds	\$ 22,191.34	\$ 25,460.00	\$ 18,320.00
Landscape Maintenance	\$ 152,478.54	\$ 148,275.04	\$ 167,340.00
Lighting Repair & Maintenance - Parking	\$ 6,515.80	\$ 9,800.00	\$ 11,300.00
Snow Removal	\$ 3,515.00	\$ 2,725.00	\$ 2,725.00
Courtyard Maintenance	\$ 8,910.42	\$ 9,200.00	\$ 3,750.00
Irrigation System Repair & Maint.	\$ 25,392.06	\$ 25,000.00	\$ 25,000.00
Security System Repair & Maint.	\$ 1,444.88	\$ 1,400.00	\$ 2,075.00
Phone Lines	\$ 2,581.38	\$ 2,220.00	\$ 3,600.00
Advertising & Promotion & Web	\$ 1,914.27	\$ 1,000.00	\$ 1,420.00
Community Events	\$ 3,051.58	\$ 6,000.00	\$ 6,000.00
Bank Fees	\$ 5,287.51	\$ 4,000.00	\$ 5,350.00
Professional Fees (Legal & Collections)	\$ 443.26	\$ -	\$ -
Property Mangement Fees	\$ 51,579.57	\$ 46,649.60	\$ 52,817.00
Miscellaneous Mgmt. & Admin.	\$ -	\$ 1,000.00	\$ 1,000.00
Total Operating Expenses	\$ 450,778.24	\$ 445,106.64	\$ 491,525.00
Net Income/Cash - Operations	\$ 61,447.85	\$ 25,589.40	\$ 36,646.00
Depreciation & Amortization	\$ 2,196.18	\$ 2,196.00	\$ 2,196.00
Net Income (Loss)	\$ 59,251.67	\$ 23,393.40	\$ 34,450.00