



PARAMOUNT

ANNUAL MEETING AGENDA

Tuesday, April 5, 2016

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**
 - 2015 YE Financial Statement
 - 2016 Budget
- 5. Committee Reports & Sign Ups**
 - Advisory Board
 - ACC – Jonathan Kahnoski
 - Activities Committee
 - Neighborhood Watch – Nextdoor.com
- 6. Development Update**
- 7. Questions**
- 8. Adjourn**

Property Manager: Ann Marie Baird
Office Hrs: Mon - Thurs 8am-4:30pm, Fri 8am-Noon
Office: 208.378.4000
Direct Line: 208.287.0514
Fax: 208.377.8962
Email: hoa@brightoncorp.com
Paramount Website: www.paramount-idaho.com
Social: www.NextDoor.com



PARAMOUNT

Annual Meeting Minutes

Tuesday, April 7th, 2015; Paramount Elementary Cafeteria

Roll Call:

The meeting was brought to order at 6:10 pm by Ann Marie Baird on behalf of Brighton Corporation. There were forty-four (44) homes 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 2014 annual meeting minutes were reviewed, with no changes.

Financial Report:

A copy of the 2014 Year End financial statement and the 2015 budget was provided. Ann Marie reviewed each line item and answered questions. The Association saw a net income of \$59,251.67, due to additional home closings.

Committee Reports:

Sgt. Parsons with the Meridian Police Department spoke regarding the crime statistics in Paramount. He provided some easy ways to help improve these statistics by being good neighbors, locking doors, and turning on lights.

The Advisory Board was re-started in 2014 and the group has begun working with management and making suggestions, which some have already been carried out. They meet quarterly and review financials and regular operations of the community.

The ACC reviews requests for property improvements made by residents. The Board will be electing 3 members of the community, from volunteers, to serve on this committee and oversee these requests.

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. Event information 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. Information is shared with the community via the www.nextdoor.com site.

Development Update:

Phases 21-27 have been constructed in the last year, and are finished with home construction or are in the midst of home construction now. Plans for phases 28 and 29 are in the works. The remainder of the South West area near Chinden will be developed as homes. Paramount Apartments in the South East corner will begin development this Fall. Paramount North, by Chinden & Meridian Road has not yet been planned.

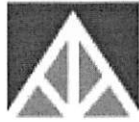
Questions:

The following suggestions and questions were brought to attention:

1. It was suggested that the Board re-visit the cost of the credit card fees and the suggestion to implement a flat fee for users.
2. Residents requested more common space be considered in the Paramount North section.
3. It was suggested that we consider adding an extra vacuum to the clubhouse, and that we also consider looking at a "Ness" type system for the HVAC system.

Adjourn:

With no further business the meeting was adjourned at 7:39 pm.



PARAMOUNT

Balance Sheet

For the Period Ended December 31, 2015

Assets

Current Assets

Cash

Cash: Operating Account (WTB)	\$ 169,000.15
Reserve: (WTB)	\$ 100,073.09

Receivables

Accounts Receivable	\$ 9,477.98
---------------------	-------------

Other Current Assets

Prepaid Expenses	\$ 8,422.33
Accumulated Depreciated Assets	\$ -

Total Current Assets \$ 286,973.55

Liabilities and Equity

Current Liabilities

Accounts Payable	\$ 6,536.11
Prepaid & Unapplied Credits	\$ 67,308.30

Total Current Liabilities \$ 73,844.41

Equity

Retained Earnings	\$ 114,123.83
Net Income	\$ 99,005.31

Total Equity \$ 213,129.14

Total Liabilities & Equity \$ 286,973.55



PARAMOUNT

Income Statement 12/31/15

	2015 Actuals	2015 Budget	2016 Budget
Income from Operations:			
Regular Assessment Income	\$ 549,877.31	\$ 507,721.00	\$ 583,951.00
Late/NSF Fees	\$ 424.88	\$ -	\$ -
Setup Fees	\$ 29,850.00	\$ 16,250.00	\$ 16,250.00
Transfer Fees	\$ 10,650.00	\$ 1,800.00	\$ 6,000.00
Clubhouse Rental Fee	\$ 4,030.00	\$ 2,400.00	\$ 3,120.00
Miscellaneous Income	\$ 853.02	\$ -	\$ -
Interest Income	\$ 83.09	\$ -	\$ -
Income from Operations	\$ 595,768.30	\$ 528,171.00	\$ 609,321.00
Operating Expenses:			
Bad Debt Write Offs	\$ -	\$ -	\$ -
Taxes & Insurance	\$ 8,733.50	\$ 8,034.00	\$ 9,450.00
Electricity	\$ 44,028.51	\$ 40,900.00	\$ 41,100.00
Natural Gas	\$ 9,615.42	\$ 9,500.00	\$ 11,550.00
Water	\$ 1,244.04	\$ 1,650.00	\$ 2,550.00
Sewer	\$ 2,476.96	\$ 1,950.00	\$ 2,550.00
Trash Removal	\$ 633.52	\$ 696.00	\$ 744.00
Cable TV	\$ 1,407.84	\$ 1,344.00	\$ 1,440.00
HVAC	\$ 1,932.50	\$ 962.00	\$ 1,062.00
Janitorial	\$ 17,544.79	\$ 19,780.00	\$ 23,840.00
Pool Maintenance & Supplies	\$ 59,924.69	\$ 56,270.00	\$ 60,386.00
Fitness Equipment	\$ 3,009.70	\$ 7,400.00	\$ 2,400.00
Miscellaneous Repairs & Maintenance	\$ 4,672.04	\$ 7,500.00	\$ 9,350.00
Extermination	\$ 1,534.00	\$ 1,716.00	\$ 1,716.00
Irrigation Water	\$ 20,442.71	\$ 18,331.00	\$ 21,500.00
Fountain Repair & Maintenance	\$ 9,476.70	\$ 14,795.00	\$ 15,155.00
General Maintenance Grounds	\$ 14,102.02	\$ 18,320.00	\$ 17,895.00
Landscape Maintenance	\$ 181,928.08	\$ 167,340.00	\$ 187,675.00
Lighting Repair & Maintenance	\$ 14,072.16	\$ 11,300.00	\$ 13,800.00
Snow Removal	\$ 2,900.00	\$ 2,725.00	\$ 2,725.00
Courtyard Maintenance	\$ 2,306.48	\$ 3,750.00	\$ 5,500.00
Irrigation System Repair & Maintenance	\$ 20,091.25	\$ 25,000.00	\$ 35,000.00
Security System Repair & Maintenance	\$ 2,442.53	\$ 2,075.00	\$ 2,175.00
Phone Lines	\$ 2,806.42	\$ 3,600.00	\$ 3,600.00
Advertising & Promotion & Web	\$ 189.22	\$ 1,420.00	\$ 1,420.00
Community Events	\$ 2,700.00	\$ 6,000.00	\$ 6,200.00
Bank Fees	\$ 4,052.51	\$ 5,350.00	\$ 5,300.00
Property Management Fees	\$ 59,576.83	\$ 52,817.00	\$ 60,932.00
Miscellaneous Management & Admin.	\$ -	\$ 1,000.00	\$ -
Total Operating Expenses	\$ 493,844.42	\$ 491,525.00	\$ 547,015.00
Net Income/Cash - Operations	\$ 101,923.88	\$ 36,646.00	\$ 62,306.00
Depreciation & Amortization	\$ 2,918.57	\$ 2,196.00	\$ -
Net Income (Loss)	\$ 99,005.31	\$ 34,450.00	\$ 62,306.00