

PARAMOUNT

ANNUAL MEETING AGENDA

Tuesday, April 3, 2018

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**
 - 2017 YE Financial Statement
 - 2018 Budget
5. **Committee Reports & Sign Ups**
 - Advisory Board
 - Events Committee
 - Serenade Committee
 - Neighborhood Watch – Nextdoor.com
6. **Development Update**
7. **Questions**
8. **Adjourn**

Property Manager: Ann Marie Baird
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PARAMOUNT

Annual Meeting Minutes
Tuesday, April 4th, 2017; Paramount Elementary Cafeteria

Roll Call:

The meeting was brought to order at 6:05 pm by Ann Marie Baird on behalf of Brighton Corporation. There were sixty-four (64) 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 2016 annual meeting minutes were reviewed and approved with no changes.

Financial Report:

A copy of the 2016 Year End financial statement and the 2017 budget was provided. Ann Marie reviewed each line item and answered questions. The Association saw a net income of \$116,676.01, due to additional home closings and keeping the operating expenses under budget.

Committee Reports:

The Advisory Board is still meeting quarterly. Meetings are posted online and are open to residents. Minutes have been shared on www.nextdoor.com. A signup sheet was provided for additional volunteers.

The Events that are held in the community are the result of a couple hard working volunteers. Without volunteers, these events won't happen. We are currently looking for folks to run the End of School Party, 4th of July, and National Night Out. Residents interested should contact Ann Marie.

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, or the monthly newsletter when applicable.

Development Update:

Jon Wardle provided an overview of the development plans in Paramount. He discussed phases 30 and 31 were in the SW area by Walgreens and currently being built in. He also noted the few remaining lots in this area and along Heston were in the process of being platted. Paramount Square with the commercial areas and apartments is underway. Stinker and Dairy Queen are going in on the corner and there are some light retail and other professional interests. The Apartments have broken ground and are looking at an 18 month or so construction timeline. In Paramount North the assisted living facility has just opened, and the rest of that land is planned for a 4th pool/park for Paramount, and an age qualified housing community which will be separate from Paramount and have its own amenities. Nothing is currently planned for the land west of the Fox Run entrance.

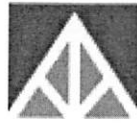
Questions:

The following suggestions and questions were brought to attention:

1. Residents asked for more communications. Ann Marie agreed to work on this and also encouraged residents to reach out with questions at any time.
2. It was noted that the Director entrance was not well lit, and Ann Marie agreed to take a look.
3. It was asked that renderings for the apartments be posted online.

Adjourn:

With no further business the meeting was adjourned at 8:11 pm.



PARAMOUNT

Balance Sheet

For the Period Ended December 31, 2017

Assets

Current Assets

Cash

| | |
|-------------------------------|---------------|
| Cash: Operating Account (WTB) | \$ 324,731.55 |
| Reserve: (WTB) | \$ 250,336.34 |

Receivables

| | |
|---------------------|--------------|
| Accounts Receivable | \$ 4,166.11 |
| Serenade | \$ 12,947.76 |

Other Current Assets

| | |
|--------------------------------|--------------|
| Prepaid Expenses | \$ 10,584.75 |
| Accumulated Depreciated Assets | |

Total Current Assets \$ 602,766.51

Liabilities and Equity

Current Liabilities

| | |
|-----------------------------|---------------|
| Accounts Payable | \$ 14,582.90 |
| Prepaid & Unapplied Credits | \$ 128,154.82 |
| Serenade | \$ 12,947.76 |

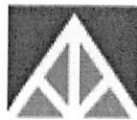
Total Current Liabilities \$ 155,685.48

Equity

| | |
|-------------------|---------------|
| Retained Earnings | \$ 329,805.15 |
| Net Income | \$ 117,275.88 |

Total Equity \$ 447,081.03

Total Liabilities & Equity \$ 602,766.51



PARAMOUNT

Income Statement & Budgets

| | 2017 Actuals | 2017 Budget | 2018 Budget |
|--|----------------------|----------------------|----------------------|
| Income from Operations: | | | |
| Regular Assessment Income | \$ 668,936.29 | \$ 658,870.00 | \$ 681,230.00 |
| Serenade Assessment Income | \$ 12,025.00 | \$ 3,250.00 | \$ 12,350.00 |
| Late/NSF Fees | \$ 2,595.18 | \$ - | \$ - |
| Setup Fees | \$ 14,250.00 | \$ 15,250.00 | \$ - |
| Transfer Fees | \$ 12,450.00 | \$ 6,000.00 | \$ 6,000.00 |
| Clubhouse Rental Fee | \$ 4,880.00 | \$ 3,120.00 | \$ 3,600.00 |
| Miscellaneous Income | \$ 1,920.81 | \$ - | \$ - |
| Interest Income | \$ 182.94 | \$ - | \$ - |
| Income from Operations | \$ 717,240.22 | \$ 686,490.00 | \$ 703,180.00 |
| Operating Expenses: | | | |
| Bad Debt Write Offs | \$ 246.90 | \$ - | \$ - |
| State Income Tax | \$ 30.00 | \$ 30.00 | \$ 30.00 |
| Insurances | \$ 10,906.25 | \$ 9,540.00 | \$ 10,986.00 |
| Electricity | \$ 43,217.47 | \$ 45,000.00 | \$ 49,500.00 |
| Natural Gas | \$ 7,520.72 | \$ 12,600.00 | \$ 9,000.00 |
| Water | \$ 1,260.10 | \$ 1,750.00 | \$ 1,750.00 |
| Sewer | \$ 1,397.81 | \$ 2,400.00 | \$ 1,900.00 |
| Trash Removal | \$ 334.36 | \$ 744.00 | \$ 1,200.00 |
| Cable TV | \$ 1,379.40 | \$ 1,524.00 | \$ 1,620.00 |
| HVAC | \$ 505.00 | \$ 1,062.00 | \$ 1,300.00 |
| Janitorial | \$ 22,935.97 | \$ 25,460.00 | \$ 24,285.00 |
| Pool Maintenance & Supplies | \$ 46,612.09 | \$ 60,825.00 | \$ 63,078.00 |
| Fitness Equipment | \$ 2,379.44 | \$ 3,500.00 | \$ 3,500.00 |
| Miscellaneous Repairs & Maintenance | \$ 19,349.18 | \$ 18,500.00 | \$ 19,700.00 |
| Extermination | \$ 2,155.00 | \$ 1,940.00 | \$ 1,940.00 |
| Irrigation Water | \$ 26,209.69 | \$ 24,188.00 | \$ 26,300.00 |
| Fountain Repair & Pond Maintenance | \$ 18,182.61 | \$ 34,819.00 | \$ 34,096.00 |
| General Maintenance Grounds | \$ 38,395.64 | \$ 39,050.00 | \$ 32,000.00 |
| Landscape Maintenance | \$ 200,146.66 | \$ 208,030.00 | \$ 224,465.00 |
| Serenade Landscape Maintenance | \$ 6,102.24 | \$ 3,250.00 | \$ 12,350.00 |
| Lighting Repair & Maintenance | \$ 20,992.40 | \$ 18,800.00 | \$ 15,000.00 |
| Snow Removal | \$ 5,505.00 | \$ 2,725.00 | \$ 6,000.00 |
| Playground Maintenance | \$ 2,500.00 | \$ 8,125.00 | \$ 8,750.00 |
| Irrigation System Repair & Maintenance | \$ 26,800.73 | \$ 30,000.00 | \$ 30,000.00 |
| Shared Irrigation Expenses | \$ 3,053.50 | \$ - | \$ 7,612.00 |
| Security System Repair & Maintenance | \$ 3,537.60 | \$ 2,175.00 | \$ 12,700.00 |
| Phone Lines | \$ 3,126.17 | \$ 3,600.00 | \$ 3,600.00 |
| Advertising & Promotion & Web | \$ 100.00 | \$ 1,000.00 | \$ 1,000.00 |
| Community Events | \$ 5,985.79 | \$ 6,900.00 | \$ 7,000.00 |
| Bank Fees | \$ 7,048.10 | \$ 6,450.00 | \$ 7,800.00 |
| Professional Fees - Reserve Study | \$ - | \$ - | \$ 4,240.00 |
| Legal Fees | \$ 324.50 | \$ 1,500.00 | \$ 1,500.00 |
| Property Management Fees | \$ 71,724.02 | \$ 68,649.00 | \$ 70,318.00 |
| Total Operating Expenses | \$ 599,964.34 | \$ 644,136.00 | \$ 694,520.00 |
| Net Income (Loss) | \$ 117,275.88 | \$ 42,354.00 | \$ 8,660.00 |