



# PARAMOUNT

## ANNUAL MEETING AGENDA

Wednesday, May 4, 2022, 6pm

Via Webinar ID: 864 1610 0339, Passcode: 056956

**1. Welcome & Introductions**

- Quorum 60%, Rescheduled 10%

**2. Proof of Notice**

- Notice Sent Via Mail & E-mail

**3. Previous Meeting Minutes**

- 6.16.2021

**4. Reports of Officers**

- President Recap
- 2021 YE Financial Statement
- 2022 Budget

**5. Reports of Committees**

- ACC
- Events
- Oversight
- Clubhouse
- Neighborhood Watch

**6. Unfinished Business**

**7. New Business**

- Parking Amendment
- Pond Erosion Control
- Irrigation

**8. Election of Directors**

- 1 Available Position

**9. Adjourn**

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## **Annual Meeting Minutes**

### **Roll Call:**

Wednesday, June 16, 2021 the annual meeting was brought to order at 7:05 pm by Ann Marie Baird on behalf of Brighton Corporation. Because the quorum requirement of 60% was not met, the meeting was adjourned at 7:30 pm, and was re-scheduled for Tuesday, July 13, 2021 at 7pm. The meeting was brought to order at 7 pm by Ann Marie on behalf of Brighton Corporation. There were 232 proxies and 42 people in attendance via Zoom Webinar ID: 875 9931 0712, Passcode: 163880, meeting the 10% required quorum.

### **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 2019 annual meeting minutes were reviewed and approved with no changes. There were no 2020 minutes, due to the meeting being postponed by COVID 19.

### **Financial Report:**

Donn Doss, President, did a recap of the last year talking about changes in the Board and community. A copy of the 2020 Year End financial statement and the 2021 budget was provided. Ann Marie reviewed all line items and answered questions. The Association saw a net income of \$100,170.32, due to staying under budget and collecting funds for the Fox Run island sale to ITD for the road widening project along Chinden. Ann Marie noted the 2022 dues will increase \$25 to \$630.00 for the year. The last increase was in 2014, and was \$5.

### **Committee Reports:**

The ACC has been moving along reviewing requests as they come up.

The Events that are held in the community are the result of hard working volunteers. Without volunteers, these events won't happen. Residents interested in running an event or helping out are encouraged to reach out to Ann Marie.

The Oversight committee has been helpful in helping us keep up on violations within the community, but we need some new volunteers to help cover all the community. A request for volunteers will also go out in the newsletter.

### **Unfinished Business:**

There was no unfinished business to discuss.

### **New Business:**

It was noted that the Board is looking into amending the language in the CC&Rs regarding parking and use of the driveway and garage. Once a draft is available for review, it will be sent to the community for input.

**Election of Directors:**

The volunteers for the Board were: Joyce Bolen, Steve D'Avanzo, Maurice Denner, Christopher Ellis, Patrick Grace, Gavin McCaleb, and Dave Proff. Residents and candidates were able to attend a meet the candidate on Wednesday May 26, 2021 at 6pm to put faces to names and so residents could ask questions of the candidates. Through the absentee ballots, Joyce Bolen and Patrick Grace obtained the most votes, electing them to the Board of Directors.

**Adjourn:**

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



# PARAMOUNT

## Balance Sheet

For the Period Ended December 31, 2021

### Assets

#### Current Assets

##### Cash

Operating Account (WTB)	\$ 213,897.95
Checking Account (Horizon)	\$ 25.41
Investment Account (Horizon)	\$ 610,774.57

Total Cash \$ 824,697.93

##### Receivables

Accounts Receivable	\$ 8,638.91
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Total Current Assets \$ 833,336.84

### Liabilities and Equity

#### Current Liabilities

Accounts Payable	\$ 5,547.52
Prepaid & Unapplied Credits	\$ 39,167.64

Total Current Liabilities \$ 44,715.16

#### Equity

Retained Earnings	\$ 726,443.60
Retained Earnings - Patio Homes	\$ (1,110.04)
Net Income	\$ 63,288.12

Total Equity \$ 788,621.68

Total Liabilities & Equity \$ 833,336.84



# PARAMOUNT

## Income Statement & Budgets

	2021 Actuals	2021 Budget	2022 Budget	
<b>Income from Operations:</b>				
Regular Assessment Income \$630	\$ 681,230.00	\$ 681,230.00	\$ 709,380.00	1126
Serenade Assessment Income \$830	\$ 14,250.00	\$ 14,250.00	\$ 31,540.00	38
Late/NSF Fees	\$ 5,911.00	\$ 3,000.00	\$ 3,000.00	
Transfer Fees \$150	\$ 11,250.00	\$ 7,500.00	\$ 7,500.00	50
Clubhouse Rental Fee \$20	\$ 3,930.00	\$ 4,200.00	\$ 4,200.00	210
Miscellaneous Income	\$ 1,250.00	\$ 250.00	\$ 400.00	
Investment Interest Income	\$ 5,367.67	\$ 4,650.00	\$ 1,100.00	
<b>Income from Operations</b>	<b>\$ 723,188.67</b>	<b>\$ 715,080.00</b>	<b>\$ 757,120.00</b>	
<b>Operating Expenses:</b>				
Bad Debt Write Offs	\$ 377.40	\$ -	\$ -	
State Income Tax	\$ 377.53	\$ 30.00	\$ 400.00	
Federal Tax	\$ 3,306.37	\$ 1,534.50	\$ 1,600.00	
Liability Insurance	\$ 11,510.00	\$ 11,733.00	\$ 11,733.00	
D&O Insurance	\$ -	\$ 1,734.00	\$ 1,734.00	
Electricity	\$ 17,642.97	\$ 18,850.00	\$ 18,850.00	
Natural Gas	\$ 8,233.58	\$ 7,500.00	\$ 8,400.00	
Water	\$ 1,511.72	\$ 1,750.00	\$ 1,750.00	
Sewer	\$ 2,883.82	\$ 2,260.00	\$ 2,610.00	
Trash Removal	\$ 2,084.30	\$ 2,400.00	\$ 2,400.00	
Cable TV	\$ 2,336.99	\$ 2,100.00	\$ 2,220.00	
HVAC	\$ 90.00	\$ 1,400.00	\$ 1,400.00	
Janitorial Contract	\$ 30,289.00	\$ 29,554.00	\$ 31,954.00	
Janitorial Supplies	\$ 3,518.26	\$ 2,800.00	\$ 3,300.00	
Pool Maintenance & Supplies	\$ 70,724.38	\$ 70,657.00	\$ 63,114.00	
Fitness Equipment	\$ 5,507.67	\$ 3,000.00	\$ 4,250.00	
Miscellaneous Repairs & Maintenance	\$ 10,906.14	\$ 19,310.00	\$ 15,560.00	
Extermination	\$ 2,020.00	\$ 1,940.00	\$ 1,940.00	
Irrigation Water	\$ 20,106.75	\$ 27,300.00	\$ 27,300.00	
Fountain Repair & Pond Maintenance	\$ 8,670.00	\$ 17,200.00	\$ 12,600.00	
General Maintenance Grounds	\$ 21,318.41	\$ 36,165.00	\$ 47,125.00	
Landscape Maintenance	\$ 231,870.00	\$ 241,000.00	\$ 238,465.00	
Serenade Landscape Maintenance	\$ 24,437.02	\$ 15,566.00	\$ 31,493.00	
Lighting Repair & Maintenance	\$ 15,857.21	\$ 17,950.00	\$ 14,900.00	
Snow Removal	\$ 1,960.00	\$ 6,000.00	\$ 6,000.00	
Playground Maintenance	\$ 8,713.06	\$ 11,000.00	\$ 9,250.00	
Irrigation System Repair & Maintenance	\$ 30,442.00	\$ 35,000.00	\$ 37,500.00	
Shared Irrigation Expenses	\$ 29,580.49	\$ 29,015.00	\$ 30,905.00	
Security System Repair & Maintenance	\$ 3,391.92	\$ 6,825.00	\$ 7,749.00	
Phone Lines	\$ 7,998.33	\$ 7,200.00	\$ 7,980.00	
Advertising & Promotion & Web	\$ 523.00	\$ 1,000.00	\$ 1,000.00	
Community Events	\$ 5,428.54	\$ 6,700.00	\$ 6,900.00	
Bank Fees	\$ 36.00	\$ -	\$ -	
Professional Fees - Collections	\$ -	\$ 1,500.00	\$ 1,500.00	
Legal Fees	\$ 4,208.28	\$ 3,500.00	\$ 4,000.00	
Property Management Fees	\$ 72,039.41	\$ 71,508.00	\$ 75,712.00	
<b>Total Operating Expenses</b>	<b>\$ 659,900.55</b>	<b>\$ 712,981.50</b>	<b>\$ 733,594.00</b>	
<b>Net Income (Loss)</b>	<b>\$ 63,288.12</b>	<b>\$ 2,098.50</b>	<b>\$ 23,526.00</b>	