

WELCOME TO
PARAMOUNT
We speak family

ANNUAL MEETING AGENDA
Wednesday, April 10, 2024, 6pm
Paramount Elementary

1. Welcome & Introductions

- Quorum 60%, Rescheduled 10%

2. Proof of Notice

- Notice Sent Via Mail & E-mail

3. Previous Meeting Minutes

- 5.10.2053

4. Reports of Officers

- President Recap
- 2023 YE Financial Statement
- 2024 Budget

5. Reports of Committees

- ACC
- Events
- Oversight
- Clubhouse
- Neighborhood Watch

6. Unfinished Business

7. New Business

- Hayden Homes

8. Election of Directors

- 1 Available Position

9. Adjourn

Brighton Office: 208.378.4000, Email: hoa@brightoncorp.com

Website: www.paramount-idaho.com, Social: www.nextdoor.com, www.facebook.com



PARAMOUNT

2023 Annual Meeting Minutes

Roll Call:

The annual meeting was brought to order on Wednesday, May 10, 2023, at 6:00 pm, in the Paramount Elementary cafeteria by Donn Doss. Because the quorum requirement of 60% was not met, the meeting was immediately adjourned and then reconvened for a second meeting at 6:05 pm, where we did meet the 10% quorum requirement. There were 156 proxies and 48 people in attendance in person.

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 2022 annual meeting minutes were reviewed and approved with no changes.

Financial Report:

Donn Doss, President, did a recap of the last year talking about changes in the Board and community. A copy of the 2022 Year End financial statement and the 2023 budget was provided. Ann Marie reviewed all line items and answered questions. The Association saw a net loss after capital expenditures of \$27,969.00.

Committee Reports:

The ACC continues to review improvement requests as they are submitted.

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 all are encouraged to reach out if there are violations or concerns about a property.

The Clubhouse committee has helped in curbing vandalism and damage to the clubhouse.

Neighborhood Watch is made up of everyone. We have a liaison from the community that helps share information from the police and the community through social media.

Unfinished Business:

There was no unfinished business to discuss.

New Business:

There was no new business.

Election of Directors:

The volunteers for the Board were: Joyce Bolen, Donn Doss, Nick Krieger, Mark Mullaney, and Doreen Williams. Residents and candidates were able to attend a meet the candidate on Wednesday, April 19, 2023 at 6pm to put faces to names and so residents could ask questions of the candidates. Candidates introduced themselves again at the Annual Meeting. Through the absentee and in person ballots, Donn Doss, Joyce Bolen, and Mark Mullaney were elected to the Board of Directors.

Adjourn:

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

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Balance Sheet

For the Period Ended December 31, 2023

Assets

Current Assets

Cash

Operating Account (Sunwest)	\$ 185,974.31
Operating Account (WTB)	\$ 62,619.38
Checking Account (Horizon)	\$ 25.41
Investment Accounts (Horizon)	<u>\$ 629,334.30</u>

Total Cash \$ 877,953.40

Receivables

Accounts Receivable	\$ 8,412.00
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Total Current Assets \$ 886,365.40

Liabilities and Equity

Current Liabilities

Accounts Payable	\$ 5,706.33
Prepaid & Unapplied Credits	<u>\$ 37,316.33</u>

Total Current Liabilities \$ 43,022.66

Equity

Retained Earnings - HOA	\$ 786,052.60
Retained Earnings - Serenade	\$ 1,093.92
Net Income (Loss)	<u>\$ 56,196.22</u>

Total Equity \$ 843,342.74

Total Liabilities & Equity \$ 886,365.40

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Income Statement & Budgets

	2023 Actuals	2023 Budget		2024 Budget	
Income from Operations:					
Regular Assessment Income \$650	\$ 730,275.00	\$ 731,900.00	1126	\$ 731,900.00	1126
Serenade Assessment Income \$950	\$ 36,100.00	\$ 36,100.00	38	\$ 36,100.00	
Late/NSF Fees	\$ 5,700.00	\$ 3,000.00		\$ 3,000.00	
Pool keys	\$ 900.00	\$ 400.00			
Transfer Fees \$150	\$ 7,350.00	\$ 5,250.00	35	\$ 5,250.00	35
Clubhouse Rental Fee \$35	\$ 9,765.00	\$ 5,200.00	150	\$ 8,000.00	
Shared Irrigation	\$ 7,627.91	\$ 8,000.00		\$ 8,000.00	
Miscellaneous Income	\$ 10,025.00	\$ -		\$ 400.00	
Investment Interest Income	\$ 13,912.13	\$ 2,000.00		\$ 4,800.00	
	<u>\$ 821,655.04</u>	<u>\$ 791,850.00</u>		<u>\$ 797,450.00</u>	
Income from Operations					
Operating Expenses:					
Bad Debt Write Offs & Misc	\$ -	\$ -		\$ -	
State Income Tax	\$ 262.00	\$ 400.00		\$ 400.00	
Federal Tax	\$ 1,262.00	\$ 1,600.00		\$ 1,700.00	
Liability Insurance	\$ 14,152.00	\$ 11,850.00		\$ 14,102.00	
D&O Insurance	\$ 2,235.00	\$ 2,210.00		\$ 2,210.00	
Electricity	\$ 17,403.54	\$ 19,150.00		\$ 16,650.00	
Natural Gas	\$ 12,092.84	\$ 10,200.00		\$ 11,200.00	
Water	\$ 1,157.16	\$ 1,680.00		\$ 1,680.00	
Sewer	\$ 2,036.77	\$ 2,520.00		\$ 2,520.00	
Trash Removal	\$ 2,753.42	\$ 2,400.00		\$ 2,760.00	
Cable/TV	\$ (232.01)	\$ -		\$ -	
HVAC	\$ 1,660.25	\$ 1,400.00		\$ 2,400.00	
Janitorial Contract	\$ 32,905.00	\$ 37,350.00		\$ 39,930.00	
Janitorial Supplies	\$ 2,616.30	\$ 3,000.00		\$ 3,275.00	
Pool Maintenance & Supplies	\$ 56,245.51	\$ 67,514.00		\$ 71,290.00	
Fitness Equipment	\$ 6,808.99	\$ 5,800.00		\$ 6,300.00	
Miscellaneous Repairs & Maintenance	\$ 10,651.32	\$ 15,560.00		\$ 16,060.00	
Extermination	\$ 135.00	\$ 1,940.00		\$ 1,940.00	
Irrigation Water	\$ 28,579.54	\$ 27,300.00		\$ 28,700.00	
Fountain Repair & Pond Maintenance	\$ 6,362.25	\$ 11,400.00		\$ 11,400.00	
General Maintenance Grounds	\$ 34,525.94	\$ 38,050.00		\$ 44,500.00	
Landscape Maintenance	\$ 276,865.46	\$ 269,184.96		\$ 272,214.96	
Serenade Landscape Maintenance	\$ 35,458.00	\$ 35,930.04		\$ 38,600.00	
Chinden Berm Landscape Maintenance	\$ -	\$ -		\$ 11,000.00	
Lighting Repair & Maintenance	\$ 15,785.99	\$ 14,900.00		\$ 14,900.00	
Snow Removal	\$ 950.00	\$ 6,000.00		\$ 6,000.00	
Playground Maintenance	\$ 3,062.50	\$ 9,250.00		\$ 9,250.00	
Irrigation System Repair & Maintenance	\$ 36,914.00	\$ 32,000.00		\$ 32,000.00	
Shared Irrigation Expenses	\$ 38,007.49	\$ 37,010.00		\$ 40,310.00	
Security System Repair & Maintenance	\$ 3,127.68	\$ 4,875.00		\$ 4,875.00	
Phone Lines	\$ 8,426.04	\$ 8,160.00		\$ 8,220.00	
Advertising & Promotion & Web	\$ 403.00	\$ 1,000.00		\$ 1,000.00	
Community Events	\$ 6,513.39	\$ 7,000.00		\$ 8,000.00	
Bank Fees	\$ 20.00	\$ -		\$ -	
Professional Fees - Collections	\$ 865.60	\$ 1,500.00		\$ 1,500.00	
Legal Fees	\$ 2,438.57	\$ 4,000.00		\$ 4,000.00	
Property Management Fees	\$ 80,860.28	\$ 79,185.00		\$ 79,745.00	
	<u>\$ 743,310.82</u>	<u>\$ 771,319.00</u>		<u>\$ 810,631.96</u>	
Total Operating Expenses					
Net Income (Loss)	<u>\$ 78,344.22</u>	<u>\$ 20,531.00</u>		<u>\$ (13,181.96)</u>	
Capital Expenditures	\$ 22,148.00	\$ 48,500.00		\$ 28,500.00	
Pond & Landscape Improvements					
Net Income (Loss)	<u>\$ 56,196.22</u>	<u>\$ (27,969.00)</u>		<u>\$ (41,681.96)</u>	