

**'Hidden Acres Homeowners' Association Annual Meeting  
April 22, 2018**

**17326 North 23<sup>rd</sup> Street  
Phoenix, AZ 85022**

**Minutes**

**Board of Directors Present:**

Candice Larson, President (#9)  
John Brain, Vice President (#17)  
Cheryl Leggett, Treasurer/Registered Agent (#14)  
Janice Stell, Secretary (#23)

**Members Present:**

Alex and Karen Larson (#5)  
Zoar Leggett (#14)  
Samuel Stell (#23)  
Erik Ruud and Cara Mauermann (#25)

**Call to Order**

President Candice Larson called the meeting to order at 2:00 p.m.

**Introduction of Current HOA Board of Directors and their Responsibilities**

Candice introduced the Board of Directors as noted above. She explained that the Board is a volunteer organization, and each Board member's primary role is to protect and enhance property values through maintenance of the common areas and enforcement of the CC&R's.

**Introduction of Current HOA Design Review Committee Members and their Responsibilities**

Candice explained that the Design Review Committee conducts a CC&R compliance property inspection on approximately the 15<sup>th</sup> of each month. She introduced the members as follows:

Candice Larson, Committee Chairman  
Zoar Leggett, Committee Member

Candice encouraged anyone interested in participating on the Design Review Committee to please let her know.

## **Summarize Purpose of the HOA and Discussion of CC&R's**

Candice explained that the delineation of the responsibilities of the Board and those of the homeowners and local authorities needs to be recognized. The Board cannot “police” the neighborhood, and some issues need to be handled by law enforcement or other local authorities, such as incidents involving suspicious and criminal activity, noise, barking dogs, illegal parking, etc. Two important numbers homeowners may want to keep on hand are Police Patrol (602-495-5006) and Crime Stop (602-262-6151).

Cheryl Leggett pointed out that often homeowners who offer their property for lease are lax in submitting the lessee information, which must be submitted ten days prior to the signing of the lease. Candice suggested including this requirement on the next dues invoice.

Cheryl commented on parking in the neighborhood, explaining that the CC&R's require vehicles to be parked in the garage, or, if that is not possible, in the driveway. However, a couple of years ago the Board approved the adoption of the City of Phoenix ordinance that allows vehicles to be parked on a public street for no longer than 48 consecutive hours.

## **CC&R Violation Complaints**

Candice explained the new procedures for homeowners to submit CC&R violation complaints as follows:

- The HOA Board and/or Design Review Committee Chairman will only respond to CC&R violation complaints that relate to an actual CC&R provision in the written and registered copy of the Hidden Acres HOA CC&R's.
- Complaints must include a reference to the actual HOA CC&R article, paragraph and page number in the written and registered HOA CC&R's relating to the complaint.
- Complaints must include digital and/or documented proof of evidence of the violation.

It was suggested that the HOA's webmaster be asked to amend the website to include prompts and the ability to include attachments.

Candice indicated the following statement is being added to the HOA website's complaint submittal form:

The Hidden Acres Design Review Chairman and HOA Board will respond and notify a homeowner of a CC&R violation complaint only when the request is accompanied by the reference of the actual HOA CC&R Article, Paragraph and Page as it appears in the written and registered HOA CC&R's that clearly defines the specific violation being referenced in the request and must include digital and/or documented proof of evidence. Otherwise, the submitter will receive a reply that states **“CC&R violation not substantiated, no action is required.”**

## **Financial Report by the Treasurer**

Cheryl presented the 2017 and first quarter 2018 financial and the 2018 budget reports:

- Beginning balance on 1/1/17           \$30,147.31
- Total income during 2017           \$7,890.00
- Total expenses during 2017       \$5,846.46
- Ending balance as of 12/31/2017   \$32,190.85
- Funds held in reserve as required   \$22,500.00  
(\$7,500 in yearly HOA assessments x 3 years)

Cheryl explained that the HOA dues were reduced to \$60 quarterly beginning this year since the reserve funds are in excess of the required amount, and the Board hopes to be able to continue assessing that amount. However, Cheryl pointed out that the dues for each year will have to be determined on their own merit according to expenses.

The 2018 budget was discussed in conjunction with the report on the status of the common areas below.

## **Current Status of Common Area Tracts A & B**

Cheryl explained that when the Hidden Acres subdivision was constructed, the builder never properly conveyed the common areas to the HOA. Ultimately, this means that the HOA does not own the two common areas, which the Board did not discover until 2014 when notification was received from Maricopa County of an unpaid tax bill of over \$10,000 and encouraging the HOA to purchase the areas. In discussions with an attorney and after further research, the Board learned that the dry wells on the common areas had never been registered and require an annual inspection at a cost of \$1,600.

While the HOA decided not to purchase the common areas, the larger property (tract B) was eventually bought by an individual sight unseen for \$287. After the new owner discovered that the tract was a water retention basin and not suitable for any other purpose, he offered to sell the area to the HOA for \$2,500.

Cheryl commented on the 2018 budget report, particularly the areas concerning common area monthly maintenance, general liability and directors' and officers' insurance coverage, and common area dry well annual maintenance. She pointed out the difference in the cost of owning both common areas (\$5,303 a year) and the cost without owning the common areas (\$2,166.50 a year).

The members present unanimously voted not to purchase the larger common area.

Cheryl pointed out that the HOA will still need to maintain the smaller tract and noted that the Board is considering changing landscaping vendors. The current vendor will be applying the pre-emergent weed application to the front yards in the coming week.

**Call for Nominations and/or Vote of HOA Board of Directors**

Candice invited anyone who wishes to become a candidate for a seat on the Board of Directors to contact her. We welcome your participation on the Board or the Design Review Committee.

**Next Annual Meeting**

Next year's meeting will be held Sunday, April 7, 2019, at 2:00 p.m., with the place to be determined.

The meeting adjourned at 3:00 p.m.

Respectfully submitted,

Janice Stell  
Secretary

**Candice Larson, President (602-882-1580)**  
**John Brain, Vice President (602-482-9144)**  
**Cheryl Leggett, Treasurer (602-867-3958)**  
**Janice Stell, Secretary (602-971-6465)**  
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