

**Hidden Acres Homeowners Association Annual Meeting  
April 30, 2017**

**Mesquite Library Meeting Room  
4525 E. Paradise Village Parkway N.  
Phoenix, AZ 85032**

**Minutes**

**Board of Directors Present:**

Candice Larson, President (#9)  
John Brain, Vice President (#17)  
Cheryl Leggett, Treasurer (#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 1:34 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.

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

Candice indicated that the Board of Directors serve three-year terms, although most of the Board has been in place since 2005. Anyone who wishes to become a candidate for a seat on the Board of Directors should contact Candice at [president@hiddenacreshoa.com](mailto:president@hiddenacreshoa.com) or at 2219 E. Angela Dr., Phoenix, AZ 85022. We welcome your participation on the Board of Directors or the Design Review Committee, which is responsible for overseeing the CC&R regulations and the aesthetic tours of the neighborhood.

## **Financial Statements**

Treasurer Cheryl Leggett presented the 2016 and first quarter 2017 financials and the 2017 budget report.

- Beginning balance on 1/1/16 \$27,619.59
- Total deposits during 2016 \$7,505.00
- Total withdrawals during 2016 \$4,977.28
- Ending balance on 12/31/16 \$30,147.31, a net gain of \$2,527.12
  
- Total deposits in Q1 of 2017 \$2,900.00
- Total withdrawals in Q1 \$724.58
- Ending balance as of 3/31/17 \$32,322.73, a net gain of \$2,175.42 in Q1
  
- Funds held in reserve as required for emergencies \$22,500 (\$7,500 in yearly HOA assessments times three years)

Cheryl noted that the greatest expenses to the HOA involve maintenance of the trees in the common areas and the general liability insurance for the HOA officers.

In a discussion of the common areas, Cheryl explained that the first Board of Directors was elected in 2005. 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. However, the Board did not discover this until 2014 when notification was received from Maricopa County of an unpaid tax bill and encouraging the HOA to purchase the areas. It is conceivable that another entity could purchase the lots, but the properties are zoned for flood maintenance and not for home building. The HOA agreed that it would not be in the best interests of the homeowners to purchase the common areas but to continue to maintain the tracts for their aesthetic value to the neighborhood. Cheryl mentioned that the Board contracts for regular cleanup of the common areas but has agreed to stop paying for maintenance to the trees, which was a yearly expense of \$1,800.

## **HOA Website**

The HOA website ([www.hiddenacreshoa.com](http://www.hiddenacreshoa.com)) contains a wealth of information for HOA members, including annual Board meeting agendas and minutes, CC&R's, Bylaws, and financial statements, as well as information clarifying or updating certain provisions of the CC&R's and other helpful information for handling situations that are out of the purview of the Board. For those items that are password protected, contact Candice for the password. It was suggested that the map of the Hidden Acres subdivision be uploaded to the website.

## CC&R's Discussion Items

- **Article 3, section 3.11, page 8 – Design Review Committee**
  - *Exterior paint color schemes* – Candice proposed to update the approved exterior paint color schemes. Any members wishing to include additional colors to the list can submit those to Candice for consideration.
  - *Security doors, enclosures, and window guards* – Candice noted that the CC&R's do not specify language concerning such additions. One homeowner submitted a request for window security bars, which was approved. However, the Board has decided that it will take such requests on a case-by-case basis but in the future will scrutinize each situation more closely.
  
- **Article 4, Section 4.7, page 10 – Trash Containers and Collection**
  - *Bulk trash collection* – Candice commented on trash piles that are found outside of the HOA subdivision (even those across the street from Hidden Acres homes) and explained that the Board has no control over such dumping, other than reporting the issue to the City of Phoenix as a blight situation. The City of Phoenix provides a quarterly bulk trash pickup that includes a strict timeline of when bulk trash may be placed for collection. More information and a pickup schedule can be found at [www.phoenix.gov/publicworkssite/Documents/Bulk%20Trash%20Insert%20Schedule%202017FINAL.pdf](http://www.phoenix.gov/publicworkssite/Documents/Bulk%20Trash%20Insert%20Schedule%202017FINAL.pdf) (note: our neighborhood is in area 3).
  
- **Article 4, Section 4.11, pages 10 and 11 – Animals**
  - *Barking dogs* – Candice suggested viewing the document on the HOA website on how to handle barking dog situations, which may involve contacting the City of Phoenix.
  
- **Article 4, Section 4.15, pages 11 and 12 – Vehicles and Parking**
  - *Street parking* – Candice explained that the CC&R's require vehicles to be parked in the garage or, if that is not possible, in the driveway. However, last year the Board approved adopting the City of Phoenix ordinance that allows vehicles to be parked on a public street for no longer than 48 consecutive hours.
  
- **Article 4.21, page 13 -- Rental of Lots**
  - *Lessee information* – Candice indicated that homeowners who lease their residences must submit the lessee's information ten days prior to the signing of the lease. This information can be submitted through the HOA website.
  
- **Article 7, Section 7.2, page 20 – Regular Assessments**
  - *Proposal to lower HOA dues* – Cheryl pointed out that the HOA currently has almost \$10,000 over the required reserve, not to mention that the Board has decided to no longer spend \$1,800 a year maintaining the trees in the common areas. Consequently, the Board has decided to lower the monthly dues to \$20 a month (\$60 quarterly) beginning January 1, 2018. She explained that the

budget approved for 2017 proposed a net year-end operating profit of over \$1,000, while a revised budget proposes a net year-end operating loss of \$488.00 if the dues are lowered.

- **Article 8, Section 8.2, page 24 – Lot Maintenance**

- ***Pre-emergent weed control spray*** – Cheryl explained that this semiannual pre-emergent application (early spring and fall) provided by the HOA helps to prevent weeds for about six months but is not a weed killer and is not meant to replace a property owner’s responsibility to maintain a lot in a neat and attractive manner, and a yard may still require some weed maintenance by the property owner. However, if a yard does happen to exhibit excessive weeds within the six-month timeframe, the property owner should notify the Board so the maintenance service can be contacted to address the problem. Any homeowners who do not want the pre-emergent weed control spray application should contact Candice.
- ***Backyard weeds*** – The pre-emergent weed application does not include the backyards. Even if backyard weeds cannot be seen from the street or other houses, they still should be controlled by the homeowner to limit the spread of weeds to other yards.

### **Set Date for the 2018 HOA Board Meeting**

At last year’s meeting the HOA opted to alternate a weekend meeting with a week night meeting, which did not work out this year due to problems with obtaining a meeting location. The members present at the current meeting indicated their preference to meet on Sunday afternoons.

Next year’s meeting will be held Sunday, April 22, 2018, at 1:30 p.m. The plan is to again utilize the Mesquite Library meeting room, which is less expensive than the Elks Lodge that was used for past meetings.

The meeting adjourned at 2:42 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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