

**Hidden Acres Homeowners' Association Annual Meeting
May 4, 2019**

**17326 North 23rd 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)

Call to Order

President Candice Larson called the meeting to order at 2:03 p.m.

Introduction of Current HOA Board of Directors and their Responsibilities

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. The Board has a legal fiduciary duty and must comply with federal, state, and local laws.

Cheryl Leggett noted that the current Board members have served for many years. If at some time they choose to step down without anyone else agreeing to take over, the HOA will be forced to dissolve.

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 15th of each month. She introduced the members as follows:

Candice Larson, Committee Chairman
Zoar Leggett, Committee Member

There was a discussion of some CC&R violations that have been reported as follows:

- Section 4.7, Trash Containers and Collection – Some trash cans are being left out on the street longer than the time specified in the amendment to this section (6 p.m. Sunday). The Board may begin to assess fines on homeowners who continue to violate this regulation. Also, bulk trash should only be placed at the street during the time frame specified by the city. The dates that placement of bulk trash can begin and the dates of collection for the remainder of the year can be found on the HOA website under “Upcoming Meetings and Events.”
- Section 4.15, Vehicles and Parking – Residents need to follow the parking guidelines in the CC&R’s, as well as making sure not to park in front of the driveways of other homes or in front of fire hydrants. The Board may begin to assess fines on residents who continue to violate the parking regulations.
- Section 4.21, Rental of Lots – This year the Board began assessing fines to homeowners who lease their property but fail to submit the required lessee information within ten days of signing, renewing, or changing a lease. The form can be found on the HOA website under the “Submit” tab.
- Section 4.11, Animals – Barking dogs continue to be a problem. The HOA website contains information and tips on dealing with incessant barking under the “CC&R and Bylaws” tab.

Financial Reports

Treasurer Cheryl Leggett presented the financial reports for 2018 and the first quarter of 2019 and the 2019 budget, highlighting the following:

- | | |
|------------------------------|-------------|
| • 2018 beginning balance | \$32,190.85 |
| • 2018 total revenue | \$6,615 |
| • 2018 total expenses | \$3,941.39 |
| • 2018 ending balance | \$34,864.46 |
| • 2018 net operating gain | \$2,673.61 |
| • Q1 2019 beginning balance | \$34,864.46 |
| • Q1 2019 total revenue | \$2,844.69 |
| • Q1 2019 total expenses | \$3,605.96 |
| • Q1 2019 ending balance | \$34,103.19 |
| • Q1 2019 net operating loss | \$761.27 |
- 2019 budget indicates net year end operating loss of \$978.00
 - Funds held in reserve as required \$18,000 (\$6,000 in yearly HOA dues x 3 years)

HOA Website (www.hiddenacreshoa.com)

The HOA website has been updated to be more user friendly. The “Financials” page is password protected (STAR@255). Under the “Submit” tab, in order for a CC&R violation complaint to be addressed, residents must attach a photo or documentation of the complaint and refer to the applicable CC&R article.

Current Status of Common Area Lots

The HOA does not have ownership of the common areas but has entered into an agreement with the owners to maintain the properties. A new maintenance service is being sought.

HOA Dues

The Board is considering a possible reduction of dues or even a moratorium on dues for next year and will make a decision before the last quarter invoices are processed.

Credit Bureau Reporting Service

If the Board does decide to continue assessing dues, we are exploring registering with a credit bureau reporting service called DataLinx, which can report delinquent dues payments of over 60 days to the credit bureaus.

Next Annual Meeting

Next year’s meeting will be held Sunday, April 26, 2020, at 2:00 p.m., with the place to be determined.

The meeting adjourned at 2:55 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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