

HIDDEN ACRES HOMEOWNERS' ASSOCIATION PROPERTY MANAGEMENT – 2219 E Angela Drive, Phoenix, AZ 85022

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)
Website: www.hiddenAcreshoa.org

BOARD OF DIRECTORS ANNUAL PROPERTY OWNERS ASSOCIATION MEETING

Sunday, April 22, 2018 / 2:00 – 3:30 pm
Home of Janice & Sam Stell in Hidden Acres
17326 N 23rd Street
Phoenix, AZ 85022

Meeting Agenda

1. Introduction of current HOA Board of Directors and their responsibilities.
Candice Larson: HOA Board & Property Mgmt President
John Brain: HOA Board & Property Mgmt Vice President
Cheryl Leggett: HOA Board & Property Mgmt Treasurer / Registered Agent
Janice Stell: HOA Board & Property Mgmt Secretary
 - A Board member's primary role is to protect and help maintain property values through the enforcement of the CC&R's.
 - As an officer of a non-profit corporation, we have a legal fiduciary duty. Our actions and liability as board members are protected by governing documents or state statutes for non-profit corporations based on duty of care, loyalty, and good faith.
 - We must comply with federal, state, and local laws and ensure that the association's governing documents are followed in a fair and consistent manner.
 - Registered Agent is a business or individual designated by the HOA to receive service of process (SOP) when a business entity (HOA) is a party in a legal action such as a lawsuit or summons or foreclosure of property. The registered agent for the HOA may be an individual member of the company, or a third party, such as the organization's lawyer or a service company. Failure to properly maintain a registered agent can have a negative effect on the HOA.

2. Introduction of current HOA Design Review Committee members and their responsibilities.
Candice Larson: Committee Chairman
Zoar Leggett: Committee member
 - What is an Aesthetic Tour?
A CC&R compliance property inspection is conducted by the Design Review Committee on the 15th of each month.

3. Summarize purpose of the HOA and discuss the HOA's type of CC&R's
Include delineation of property owner's responsibilities regarding Paragraph 4.21 "Rental of Lots" and the reporting of suspicious or criminal activities on a Lot or in the surrounding neighborhood.