

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

Candice Larson, President president@hiddenacreshoa.com (602-882-1580)
John Brain, Vice President vicepresident@hiddenacreshoa.com (602-482-9144)
Cheryl Leggett, Treasurer treasurer@hiddenacreshoa.com (602-867-3958)
Janice Stell, Secretary sstell@cox.net (602-971-6465)
Website: www.hiddenacreshoa.com

BOARD OF DIRECTORS ANNUAL HOMEOWNERS ASSOCIATION MEETING

Sunday, April 30, 2017 1:30 - 3:00 p.m.

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

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 enhance property values through maintenance of the common areas and 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.

2. Call for nomination and/or vote of HOA Board of Directors:

- President - 5/1/17 to 5/1/20 term
- Vice President - 5/1/17 to 5/1/20 term
- Secretary - 5/1/17 to 5/1/20 term
 - If you wish to become a candidate for a seat on the Hidden Acres Board of Directors or be appointed as a member to the Design Review Committee, prior to the meeting, please send us your written request via email to president@hiddenacreshoa.com or to 2219 E. Angela Drive, Phoenix, AZ 85022.

- If you wish to be considered at a later time you may also send your request to: president@hiddenacreshoa.com or 2219 E Angela Drive, Phoenix, AZ 85022.

3. 2016 & Q1 2017 HOA Financials & 2017 Budget report:

- HOA Board & Property Management Treasurer, Cheryl Leggett.

4. HOA website: www.hiddenacreshoa.com

- HOA Property Management and Members Only documents

5. HOA CC&R discussion items:

- **Article 3, Section 3.11, page 8 – Design Review Committee**
 - proposal to update approved exterior paint color schemes
 - security doors &/or enclosures and window guards
- **Article 4, Section 4.7, page 10 - trash containers & collection**
 - City of Phoenix bulk trash collection
- **Article 4, Section 4.11, page 10 & 11 – animals**
 - barking dogs
- **Article 4, Section 4.15, page 11 & 12 - vehicles and parking**
 - street parking
- **Article 4, Section 4.21, page 13 – rental of lots**
 - lessee information
- **Article 7, Section 7.2, page 20 – regular assessments**
 - proposal to lower monthly fees to \$20 from \$25
- **Article 8, Section 8.2, page 24 – lot maintenance**
 - semi-annual pre-emergent weed control spray
 - backyard weeds

7. Set date for the 2018 Annual HOA Board meeting.

Sincerely,

Hidden Acres HOA Board of Directors and Property Management
Candice Larson, John Brain, Cheryl Leggett & Janice Stell