

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

Candice Larson, President (602-8882-1580)
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

Saturday, May 4, 2019 / 2:00 – 3:00 pm

Home of Janice Stells
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 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

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 send your request to: 2219 E Angela Drive, Phoenix, AZ 85022.

Call for Nomination and/or vote of HOA Board of Directors for all HOA Board positions for the 4/28/19 - 4/28/22 term.

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

Discussion requested: CC&R Article 4
Section: 4.7 Trash Container and Collection... “The duration that Trash
Bins sit out” – Also BULK TRASH collection
Section 4.15 Vehicles and Parking – Page 11-Street Parking
Stored Vehicles- first paragraph on Page 12.
Section 4.21 - Rental of Lots
Barking Dogs

3. 2018 & Q1 2019 HOA Financials & 2018 Budget report by the Treasurer
 - A. 2018 Beginning Bank Bal: \$32,190.85
2018 - Total Revenue: \$6615 / 2018 - Total Expenses: \$3941.39
2018 - Ending Bank Bal: \$34,864.46 / 2018 Net Operating gain-
\$2,673.61
 - B. Q1 2019 Beginning Bal: \$34,864.46
Q1 2019 Total Revenue: \$2844.69
Q1 2019 Total Expenses: \$3605.96
Q1 2019 Ending Bank Bal: \$34,103.19
Q1 2019 Net Operating Loss-\$761.27
 - C. 2018 Budget indicates a Y/D Net Operating Loss of \$978.00
 - D. Reserve: \$18,000 (3-years Annual HOA Dues- 3 x \$6.000)

5. HOA Website: www.hiddenacreshoa.org

The HOA Board has made updates to the Hidden Acres HOA Website
The “FINANCIALS” tab is now password protected – Password: **STAR@255**

The “HOA MEMBERS DOCUMENTS” tab is not password protected

Under the “SUBMIT” tab-the “CCR&R VIOLATIONS” section now has the
ability for you to attach a photo or document. In fact, in order for your CC&R
Violation request to be addressed by the HOA Board, you **MUST** attached a
photo or documentation of your complaint as well as refer to the exact CC&R
Article you wish the HOA Board to address.

6. Current status of Common Area Lots.
 - a. HOA does not have ownership of these properties
 - b. HOA has entered into an agreement with the owners to maintain the
properties and a new Maintenance Service is being sought.
7. The HOA Board will again be taking under consideration the lowering of the
HOA Assessment dues to begin January 1, 2020. The exact amount of
reduction is yet to be determined.
8. HOA Board to consider registering with DataLinx which will allow the HOA
to report HOA delinquent Assessment dues payments of over 60-days to
the Credit Bureau Reporting agency.

Next Annual HOA Hidden Acres Board Meeting: Sunday, April 26, 2020

Location: TBD

Sincerely,

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