

HIDDEN ACRES HOMEOWNERS' ASSOCIATION PROPERTY MANAGEMENT

– 2219 E Angela Drive, Phoenix, AZ 85022

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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

Sunday, October 16, 2022 / 2:00 – 3:00 pm

Home of Candice Larson
2219 E Angela Dr
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 help 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.

This is a Call for Nomination and/or a vote of HOA Board of Directors for all HOA Board positions for the 4/28/23 - 4/28/26 term.

If you wish to become a candidate for a seat on the Hidden Acres HOA 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.

How to contact your Hidden Acres HOA Board Members:

Contact information for the HOA Board is on the HOA website:

www.hiddenacreshoa.com

For any issue that is outside the scope of the Hidden Acres HOA CCR's...

Example: Electricity outage or excessive loud car exhaust, refer to the Service Provider or the City of Phoenix.

You may also want to utilize **Nextdoor** which can be found at <https://nextdoor.com> or you can also get the app on the Google Play or Apple Store.

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

The CC&R compliance property inspection is 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 can sit out will be changing".

We will also discuss BULK TRASH Collection

Section 4.15 Vehicles and Parking – Page 11- Street Parking, Stored Vehicles- first paragraph on Page 12

3. FINANCIALS:

Electronic Payments:

Electronic payments can now be made through Zelle to the email – treasurer@hiddenacreshoa.com

This information will be shown on the HOA Dues Assessment invoices and the HOA website – www.hiddenacreshoa.com

2020, 2021 & Q1 2022 HOA Financials & 2022 Budget report by the Treasurer

A. 2020

Beginning Bank Bal:

\$33,15.68

Total Revenue: \$6853.35 / Total Expenses:

\$15,883.00

Ending Bank Bal: \$24,126.95 / Net Operating loss: \$9029.73

B. 2021

Beginning Bank Bal: \$24,126.95

Total Revenue - \$6590.00 / Total Expenses: \$5920.54

Ending Bank Bal: \$24,796.41 / Net Operating gain: \$669.46

C. Q1 2022

Beginning Bal:

\$24,796.41

Total Revenue: \$3340.00 / Total Expenses: \$1976.63

Ending Bank Bal: \$26,159.78 / Net Operating gain: \$1,363.37

2022 Budget indicates a Y/D Net Operating Loss of \$818.00

D. Reserve: \$18,000 (3-years Annual HOA Dues- 3 x \$6.000)

4. HOA Website: www.hiddenacreshoa.org

The "FINANCIALS" tab is now password protected – Password:

STAR@255

The "HOA MEMBERS DOCUMENTS" tab is not password protected
Under the "SUBMIT" tab "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.

5. Current status of Common Area Lots.

- a. HOA does not have ownership of the larger area. HOA does have ownership of the smaller area.
- b. HOA has entered into an agreement with the owner of the larger area to maintain the property.
- c. A new Maintenance Service was hired in March of 2021.
- d. The HOA has scheduled an Inspection of both Dry Wells

6. 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.

We are looking at one of two dates for our next Annual HOA Hidden Acres Board Meeting:

Sunday, April 23, 2023 or Sunday, Oct 15, 2023

Location: TBD

Sincerely,

Your Hidden Acres HOA Board of Directors

Candice Larson, John Brain, Cheryl Leggett & Janice Stell