

# 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](http://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 Angelia Dr  
Phoenix, AZ 85022

### **Meeting Agenda**

#### **CURRENT HOA BOARD OF DIRECTORS AND POSITIONS:**

**Candice Larson:** HOA Board President & Property Mgmt  
**John Brain:** HOA Board Vice President & Property Mgmt  
**Cheryl Leggett:** HOA Board Treasurer & Property Mgmt  
**Janice Stell:** HOA Board Secretary & Property Mgmt

- 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.

#### **1. Call for Nomination and/or vote:** All Board of Director positions are open(4/23-4/26)

- 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](mailto: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:  
Email: [president@hiddenacreshoa.com](mailto:president@hiddenacreshoa.com)

#### **2. Design Review Committee:** Introduction of the current Committee members who conduct Aesthetic Tours and review/approve Property owners Design Change requests

**Candice Larson:** Committee Chairman    **Zoar Leggett:** Committee member

- **What is an Aesthetic Tour:**  
The CC&R compliance property inspection is conducted by the Design Review Committee on the 15th of each month.
- **CC&R Article 4-USE RESTRICTION** discussion requested:  
Section: 4.7 Trash Container and Collection - The duration that Trash Bins sit out will be changing.  
Section 4.15 Vehicles and Parking – Page 11- Street Parking, Stored Vehicles- first paragraph on Page 12.
- **How to contact Hidden Acres HOA Board Members:**  
Contact information for the HOA Board is on the HOA website: [www.hiddenacreshoa.com](http://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.

### 3. **HOA FINANCIALS:** 2020-Q1 2022 Financials & 2020-2022 Budgets

- 2020 Beginning Bank Bal: \$33,156.68  
2020 Total Revenue: \$6853.35  
2020 Total Expenses: \$15,883.00  
2020 Ending Bank Bal: \$24,126.95  
2020 Net Operating Loss: \$9029.73 (Majority spent on Water Basin property)
- 2021 Beginning Bal: \$24,126.95  
2021 Total Revenue: \$6590.00  
2021 Total Expenses: \$5920.54  
2021 Ending Bank Bal: \$24,796.41  
2021 Net Operating Gain: \$669.46
- Q1-Q3 2022 Beginning Bank Bal: \$24,796.41  
Q1-Q3 2022 Total Revenue: \$3340.00  
Q1-Q3 2022 Total Expenses: \$1976.63  
Q1-Q3 2022 Ending Bank Bal: \$26,159.78  
Q1-Q3 2022 Net Operating Gain: \$1363.37
  - A. 2020 Budget indicated a Y/D Net Operating Gain: \$521.25-Actual loss-\$9029.73
  - B. 2021 Budget indicated a Y/D Net Operating Loss: \$278.00/Actual gain-\$669.46
  - C. 2022 Budget indicates a Y/D Net Operating Loss: \$818.00/Actual gain-\$1363.37
  - D. Reserve: \$18,000 (3-years Annual HOA Dues of \$6000 x 3)

HOA Board to consider registering with DataLinx which will allow the HOA to report delinquent HOA Dues Assessment payments of over 60-days to the Credit Bureau Reporting agency

### 4. **HOA Website:** [www.hiddenacreshoa.org](http://www.hiddenacreshoa.org)

The HOA Board continues to keep the Hidden Acres HOA Website updated

The "FINANCIALS" tab is password protected – Password: **STAR@255**

The "HOA MEMBERS DOCUMENTS" tab is not password protected

Under the "SUBMIT" tab-the "CCR&R VIOLATIONS" section has the ability for you to attach a photo or document.

5. **Common Area:** Current status of the (Water Retention Basin) Lots.
  - a. HOA does have ownership of the Smaller property.
  - b. HOA does not have ownership of the Larger property and has entered into an agreement with the property owner to maintain that property.
  - c. HOA has a new Land Maintenance Service as of March 2021.
  - d. The HOA has scheduled an inspection of the Dry Wells at each of these properties

Next Annual HOA Hidden Acres Board Meeting: Is considering Sunday, April 23, 2023 or Sunday October 15, 2023 Location: TBD

Sincerely,

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