

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 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 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

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
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

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