

**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 (602-628-2982)
Website: www.hiddenacreshoa.com

Board of Directors' Annual Property Owners' Association Meeting

**Home of Candice Larson
2219 E. Angela Dr.
Phoenix, AZ 85022**

Minutes

Board of Directors Present:

Candice Larson, President (#9)
John Brain, Vice President (#17)
Cheryl Leggett, Treasurer/Registered Agent (#14) (via telephone)
Janice Stell, Secretary (#23)

Members Present:

Samuel Stell (#23)
Erik Ruud (#25)

Call to Order

President Candice Larson called the meeting to order at 2:02 p.m.

Introduction of Current HOA Board of Directors and their Responsibilities

Candice introduced the Board members and explained their responsibilities as follows:

- 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 nonprofit corporation, we have a legal fiduciary duty. Our actions and liability as board members are protected by governing documents or state statutes for nonprofit 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.

Call for Nominations and/or Vote

Cheryl Leggett pointed out that the Board of Directors serve three-year terms, although most of the Board has been in place since 2005. Since there were no nominations to consider, positions on the Board and the Design Review Committee will continue as presently constituted. Anyone who wishes to become a candidate for a seat on the Board of Directors or the Design Review Committee should contact Candice at president@hiddenacreshoa.com or at 2219 E. Angela Dr., Phoenix, AZ 85022. We welcome your participation.

Introduction of Current HOA Design Review Committee Members and their Responsibilities

Candice explained that the Design Review Committee conducts a CC&R compliance property inspection on approximately the 15th of each month and reviews property owners' design change requests. She noted that property inspections have not been consistent recently due to COVID and personal responsibilities but that regular inspection tours will resume shortly. She introduced the committee members as follows:

Candice Larson, Committee Chairman
Zoar Leggett, Committee Member

There was a discussion of some CC&R violations and changes as follows:

- **Section 4.7, Trash Containers and Collection** – Beginning October 6, our trash collection day has changed from Friday to **THURSDAY**. Consequently, it was decided that the time allowed for trash cans to be left out on the sidewalk after collection will be changed to **FRIDAY at 6 p.m.** Homeowners are required to move their containers to the backyard by that time. Also, bulk trash should only be placed at the street during the timeframe specified by the city, a week before the scheduled collection (the last collection was delayed by city staff shortages).
- **Section 4.15, Vehicles and Parking** – Homeowners are reminded that cars are not to be stored on their property, except in the garage.

Cheryl pointed out that our maintenance service has not been able to apply pre-emergent weed control spray to the front yards due to the amount of rain we have had lately, but the neighborhood is on the schedule for December. She said that homeowners need to be responsible for the upkeep of their yards in the meantime, and notices should be sent to those homeowners with a weed problem.

Financial Reports

Treasurer Cheryl Leggett presented the financial reports from January 2019 through September 2022 and the 2022 yearly budget, highlighting the following:

• 2019 beginning balance		\$34,864.46
• 2019 revenue	\$ 8,993.04	
• 2020 revenue	\$ 6,853.35	
• 2021 revenue	\$ 6,590.00	
• 2022 revenue	\$ 5,421.00	
• Total revenue		<u>\$27,857.39</u>
• Ending balance		\$62,721.85
• 2019 expenses	\$10,700.82	
• 2020 expenses	\$15,883.08	
• 2021 expenses	\$ 5,920.54	
• 2022 expenses	\$ 5,151.44	
• Total expenses		<u>\$37,655.88</u>
• Sept 30, 2022 closing balance		\$25,065.97
• Ending with a net loss of		\$ 9,798.49 (majority spent on water basin property)

2022 Proposed Yearly Budget

• 2021 year end bank balance	\$24,796.41
• Total proposed year end revenue	\$ 6,000.00
• Total proposed year end expenses	\$ 6,818.00
• Proposed year end bank balance	\$23,978.41
• Proposed year end operating loss	\$ 818.00
• Funds held in reserve as required	\$18,000 (\$6,000 in yearly HOA dues x 3 years)

There was discussion of registering with Datalinx to allow the HOA to report delinquent HOA dues assessment payments of over 60 days to credit bureau reporting agencies. It was decided not to proceed with Datalinx but to continue to look into other options so as to have that reporting ability at the Board's disposal if necessary.

HOA Website (www.hiddenacreshoa.com)

The HOA Board continues to keep the website updated. A note has been added advising homeowners that HOA electronic payments can now be made via Zelle to the email treasurer@hiddenacreshoa.com. Members are reminded that the "HOA members documents" tab is not password protected, but the "Financials" tab is password protected (STAR@255). Also,

under the “Submit” tab, the “CC&R Violations” section has the ability for homeowners to attach a photo or document.

Cheryl noted that a homeowner has expressed interest in HOA residents being able to connect with each other on the website. The Board decided that it would not administer any such application, noting the availability of social platforms such as Nextdoor, Ring and Citizen, among others.

Cheryl said she was interested in knowing how many homeowners access the website and indicated she would ask GoDaddy, our domain host, if the website can be modified to include that information.

Current Status of Common Area Lots

Cheryl explained that the HOA does not have ownership of the larger common area lot and has entered into an agreement with the owner to maintain that property. The HOA has a new maintenance service as of March 2021, and the maintenance costs should be less since some trees have been removed. The HOA has scheduled an inspection of the dry wells at each of these properties.

Other Business

There was discussion of the possible disbanding of the HOA and the procedures and ramifications for doing so. Janice indicated she would do some research on the issue.

Next Annual Meeting

Next year’s meeting will be held Sunday, October 15, at 2:00 p.m., with the place to be determined (Candice offered her back yard again).

The meeting adjourned at 2:50 p.m.

Respectfully submitted,

Janice Stell
Secretary

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