

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

Candice Larson, President (602-8882-1580)
John Brain, Vice President (602-549-2739)
Cheryl Leggett, Treasurer (602-867-3958)
Website: www.hiddenAcreshoa.org

BOARD OF DIRECTORS ANNUAL PROPERTY OWNERS ASSOCIATION MEETING

Sunday, October 15, 2023 / 2:00 – 3:00 pm

Backyard 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

- 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 (10/24-10/27)

- 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, send your request to Email: president@hiddenacreshoa.com

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

Danielle Bairros: 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 required
Section: 4.7 Trash Container and Collection - The duration that Trash Bins sit out will be changing. Also, BULK TRASH HOA Regulations. Section 4.15 Vehicles and Parking – Page 11- Street Parking, Stored Vehicles- first paragraph on Page 12.
- **How to contact the 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 the Google Play Store and the Apple App Store.

3. **HOA FINANCIALS:** Q4 2022-Q3 2023 Financials & 2023 Budget

- Q4 2022 - Beginning Balance: \$25,065.97
- Q4 2022 - Q3 2023 Total Revenue: \$7,804.00
- Q4 2022 - Q3 2023 Total Expenses: \$8072.42
- 2023 - Ending Bank Bal: \$24,797.55
- 2023 - Net Operating Loss: \$267.42
- 2023 Budget indicated a Y/D Net Operating Loss of \$619 - Difference: +351.58
- Reserve: \$18,000 (3-years Annual HOA Dues of \$6000 x 3)

HOA Board Members will no longer accept HOA payments in person at our home. Payments are accepted by Check, Money Order and now through Zelle. Payments through Zelle can be made to this email address: treasurer@hiddenacreshoa.com

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 acquired a new Land Maintenance Service as of March 2021.
- d. HOA schedules an inspection of the Dry Well at the Small property Annually

The HOA Board plans to contact a legal firm to review The Declaration of Covenants, Conditions and Restrictions (CC&Rs) originally setup in 2000 to govern the Hidden Acres Home Division when it was first established. Laws and conditions change and the HOA Board wants to make sure our CC&Rs are in accordance with any of those changes that make have occurred since 2000.

Next Annual HOA Hidden Acres Board Meeting: Is considering Sunday, April 21, 2024 or Sunday October 13, 2024 Location: TBD

Sincerely,

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