

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 (602-549-2739)
Cheryl Leggett, Treasurer (602-867-3958)
Website: www.hiddenAcreshoa.org

BOARD OF DIRECTORS ANNUAL PROPERTY OWNERS ASSOCIATION MEETING

Sunday, October 20, 2024 / 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

Review of * "LEGAL DISCOVERY ACTIVITIES" *****

This will be our major area of discussion at this year's Annual HOA Board of Directors meeting.

The HOA Board has contacted an HOA Law Firm. The HOA Board has asked this Law Firm to review The HOA 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 may have occurred since 2000.

In addition, the HOA Board has also asked this HOA Law Firm to assist the HOA Board in exploring the feasibility of how to dissolve/disband the HOA, when or if the situation presents in the future.

Design Review Committee: Introduction of the current Design Review Committee members who review/approve Property owners Design Change requests and who conducts the Aesthetic Tours:

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

Danielle Bairros: Committee member/Conducts the monthly HOA Aesthetic Tours

○ **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 can sit out has changed. Also, BULK TRASH HOA Regulations.

City of Phoenix BULK TRASH pickup has changed

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 are 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:** 10/01/23-09/30/24 Financials & 2024 Budget

- 10/01/23 - Beginning Balance: \$24,797.55

10/01/23-09/30/24 - Total Revenue: \$6369.00

10/01/23-09/30/24 - Total Expenses: \$8822.09

09/30/24 - Ending Bank Bal: \$22,344.46

2024 - Net Operating Loss: **\$2,453.09**

2024 Budget indicated a Y/D Net Operating Loss of \$1916.50/ **-536.59**-Diff

Reserve: \$18,000 (3-years x Annual HOA Dues of \$6000)

(Yearly dues are \$1500 per Quarter X 4= \$6000)

HOA Dues assessment payments will only be accepted by mail as Checks, Money Orders 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 does have under contract a Landscape Maintenance Service.

d. HOA schedules an inspection of the Dry Well at the Small property as needed

Next Annual HOA Hidden Acres Board Meeting: Date and Location is TBD

Sincerely,

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