

# ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
April 20, 2015

**Board Members Present:** Jim Bell, George King, Judith Shafkind, Michael Braden, Mark Monserez, Rebecca Heath, Will Hawking, and Phil Tibi

**Board Members Absent:** Michael Leeman

**Management Present** – Carol Jones

**Homeowners Present** – None

**Guests** – Scott Ring on behalf of Biltmore Greens III-VI HOA

- I. Call to Order** – The Board of Directors meeting was called to order at 5:28 pm by Board President Jim Bell.
- II. Open Session** – The following matter was discussed during open session with the Board:
  - Guest Scott Ring – Community Manager Scott Ring was present on behalf of the Biltmore Greens III Homeowners Association to inform the ABEVA Board of changes being made to the security system at the Claremont entrance. Per Scott Ring there will be no problem regarding the ability to pass through for ABEVA residents with a pass sticker.
- III. Approval of Minutes** – A motion was made by Mark Monserez to accept the March 16, 2015 Board of Directors meeting minutes as submitted. The motion was seconded by George King and carried unanimously by the Board.
- IV. Management Report** – Manager Carol Jones provided the following updates:
  - Street Lights –Carol noted that ABEVA will have a total of 71 lights converted once the project is completed.
  - Biltmore Area Partnership (BAP) – The next meeting date will be April 28, 2015. The May 19, 2015 meeting will be held at Del Frisco's.
  - Security post order update – A motion was made by Mark Monserez to delete any contractor hours from the ABEVA post orders. The motion was seconded by George King and a discussion ensued. The motion was passed by majority vote and there was one nay vote by Michael Braden.
  - Road Maintenance – The Board unanimously agreed to request that Valley Crest temporarily patch a hole in Claremont.
  - Landscaping project – Carol reported that the landscaping project will be completed in approximately 2 weeks.
  - Property Taxes – Carol stated that neither she nor attorney Scott Carpenter have received a reply from Sheila Foley of the Arizona Biltmore Resort regarding the parcel matter.
- V. Financials** –A motion was made by Treasurer Judith Shafkind to accept the March 2015 financial reports as submitted. The motion was seconded by Rebecca Heath and carried unanimously by the Board. Judith requested that the financial statements be updated so that vehicles are no longer listed as an asset since the Association is no longer owns any vehicles.
- VI. Old/New Business**
  - Office Assistant – The Board discussed the continued need for a part time office assistant and requested that Carol Jones provide supporting

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documentation to substantiate the ongoing need for part time help. A motion was made by Jim Bell to retroactively approve an extension on the prior approval of employing a part time office assistant with the approval extending through May 18, 2015 at which time the ABEVA Board will meet to decide further action. The motion was seconded by George King and carried unanimously by the Board.

**VII. Committee Reports** – The following Committee Reports were reviewed and/or discussed by the Board:

- Employee Review – The Board agreed that former Board and Employee Committee Review member John Chilcott’s employee review binder will be passed to Judith Shafkind.

**VIII. Calendar** –The next regular Board of Directors meeting will be held on May 18, 2015.

**IX. Adjournment** – There being no further business to discuss a motion was made by Mark Monserez to adjourn at 6:21 pm. The motion was seconded by George King and carried unanimously by the Board.

Respectfully Submitted,  
Jennifer Harris  
Recording Secretary

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