

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
January 16, 2017

Board Members Present: Jim Bell, Arnie Braasch, Michael Leeman, Judith Shafkind, Will Hawking, Phil Tibi and Steven Helm

Board Members Absent: Mark Monserez

Management Present – Carol Jones

- I. **Call to Order** – Board President Jim Bell called the Board of Directors meeting to order at 5:33 pm.
- II. **Homeowner Forum**
None present.
- III. **Guest – Transcend Security, Mike Turner:** Mike Turner was present to discuss the vehicle options and cost. After presenting the options, **Judith Shafkind made a motion to have two full electric vehicles and pay the upfront cost for the electric charging station of \$6,500 from the operating account. Steven Helm made the second. All in favor, the motion carried.**
- IV. **Approval of Minutes** – **Judith Shafkind made a motion to approve the December 19, 2016 minutes as presented. Michael Leeman made the second. All in favor, the motion carried.**
- V. **Financials** – December 2016. Judith Shafkind noted that the monthly reserve transfers appeared to be one month behind, Carol will look into it. **Judith Shafkind made a motion to accept the financial report as submitted. Steven Helm made the second. All in favor, the motion carried.**
- VI. **Management Report**
Carol Jones provided a written report of updates since the last meeting.
- VII. **New Business**
N/A
- VIII. **Old Business**
N/A
- IX. **Committee Reports**
 - Architectural – The committee met, reviewed the current architectural guidelines and would like to have Carpenter Hazlewood draft an updated version. **Phil Tibi made a motion to authorize the Architectural Committee to work with Carpenter Hazlewood on drafting an updated set of Architectural Guidelines. Arnie Braasch made the second. All in favor, the motion carried.**
 - Legal – To be discussed in Executive Session.
 - Security – N/A
 - Employee Review – N/A
- X. **Adjournment** – There being no further business to discuss, **Steven Helm made a motion to adjourn the General Session Meeting. Michael Leeman made the second. All in favor, the meeting adjourned at 6:00 pm.**

Approved at the February 20, 2017 BOD Meeting

Respectfully Submitted,
Kelly Rodriguez
Recording Secretary

Approved at the February 20, 2017 BOD Meeting