

# **ABEVA BOARD OF DIRECTORS MEETING**

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
January 18, 2016

**Board Members Present:** Jim Bell, Judith Shafkind, Mark Monserez, Michael Leeman, Steven Helm

**Board Members Absent:** Phil Tibi, Will Hawking

**Management Present** – Carol Jones

**Homeowners Present** – Artie Braasch

**Guests Present** – Scott Carpenter, Esq.

- I. **Call to Order** – Board President Jim Bell called the Board of Directors meeting to order at 5:35 pm.
- II. **Homeowner Forum** – No comments
- III. **ABEVA Board Protocol** – Scott Carpenter was present to discuss the progress with the Cox Agreement and the Parcel 20 Agreement. He also reviewed some of the items under the Planned Community Act.
- IV. **Approval of Minutes** – **Judith Shafkind made a motion to approve the November 16, 2015 minutes as presented. Michael Leeman made the second. All in favor, the motion carried.**
- V. **Financials** – November and December 2015. **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.
  - Reserve Account – **Judith Shafkind made a motion to transfer \$200,000 from the operating account to the reserve account. Steven Helm made the second. All in favor, the motion carried.**
  - Office Upgrade – **Mark Monserez made a motion to accept the proposal from iDataSys. Steven Helm made the second. All in favor, the motion carried.**
- VII. **Old Business** – Holiday Lights were not installed due to the timing of the request and the cost. Proposals will be obtained and service will be scheduled earlier in 2016.
- VIII. **New Business** – George King sold his house and resigned from the Board.
- IX. **Committee Reports** – N/A
- X. **Adjournment** – There being no further business to discuss, **Mark Monserez made a motion to adjourn the General Session Meeting. Steven Helm made the second. All in favor, the meeting adjourned at 6:39 pm.**

Approved at February 15, 2016 BOD Meeting

Respectfully Submitted,  
Kelly Rodriguez  
Recording Secretary

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