

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
January 20, 2014

BOARD MEMBERS PRESENT: Mark Monserez, George King, Jim Bell, John Chilcott, Rebecca Heath, Michael Braden, David Damron, Judith Shafkind, and Harvey Shrednick via telephone

BOARD MEMBERS ABSENT: None

Management Present – Carol Jones

Homeowners Present – None

- I. Call to Order** – The Board of Directors meeting was called to order at 5:32 pm by Board President George King.
- II. Approval of Minutes** – A motion was made by David Damron to accept the December 16, 2014 Board of Directors meeting minutes with the following changes: change date to December 16, 2013 in the header. The motion was carried unanimously by the Board.
- III. Financials** – Treasurer Judith Shafkind motioned to accept the December 2013 financial reports as submitted. The motion was seconded by David Damron and carried unanimously by the Board.
- IV. Management Report** - Manager Carol Jones reviewed her management and her to do list with the Board and discussed the following points:
Carol reported that late fees are being collected on past due assessments and that grandfathered lots have not been assessed as those properties are not required to pay assessments. The Board requested that courtesy notices be sent to request these lots make consideration for assessment payment noting that late fees do not apply to these lots as part of the agreement.
Carol requested the Board's assistance to determine if a violation fine policy is needed or already in place. Board President George King stated that he would research to determine if there are any matters in which the ABEVA Board would be responsible for enforcing and under direct control of ABEVA.
Document destruction is to begin after the 2014 Annual Homeowners meeting.
Street maintenance was reviewed and Carol suggested a project outline to determine where and when this project will begin as outlined by the reserve study.
Carol stated that she needs to complete additional training in the TOPS program.
Annual Meeting notices were mailed out per Carol with the exception of Fairway Lodge and Biltmore II since these sub-associations are not voting members of ABEVA.
Property Taxes – Carol reported that the Biltmore Resort has paid their portion of the property tax. Jim Bell will follow up with the county for the review of the amount that appeared to be assessed incorrectly by the Assessors Office.
Speeding – A reminder will be published in the next newsletter.
- V. Landscaping** – Carol noted that bids are needed for sprinkler re-configuring at Claremont and at Lincoln and that residents are complaining about dead plants. The Board requested that Valley Crest do a walk through and provide notice of

Approved at 02/17/14 Board Meeting

what plants need to be replaced. The Board also requested that Carol review the contract to determine if plant replacement is included or if it is a separate cost.

VI. New Business

- Collection Policy – The Board agreed that the policy is already in place and they discussed the details of Scott Carpenter’s December 2013 presentation in which he outlined his firm’s collection program options and associated fees. A motion was made by Judith Shafkind to accept Carpenter Hazelwood’s contingency fee program. The motion was seconded by David Damron and carried unanimously by the Board.

VII. Committee Reports – The following committees reported on their recent activities:

- Legal – The Legal Committee is still reviewing security post per Mark Monserez.

VIII. Adjournment – There being no further business to discuss a motion was made by Judith Shafkind to adjourn at 6:26 pm. The motion was seconded by Michael Braden and carried unanimously by the Board.

Respectfully Submitted,
Jennifer Harris
Recording Secretary