

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
February 17, 2014

BOARD MEMBERS PRESENT: George King, Jim Bell, John Chilcott, Rebecca Heath, Michael Braden, David Damron, Judith Shafkind, and Michael Leeman

BOARD MEMBERS ABSENT: Mark Monserez

Management Present – Carol Jones

Homeowners Present – Mr. & Mrs. Magnotto and Mr. & Mrs. Devenney

- I. Call to Order** – The Board of Directors meeting was called to order at 5:35 pm by Board President George King. Welcome Michael Leeman as newly elected to the ABEVA Board of Directors.
- II. Open** - Lynn Magnotto voiced her concern regarding the path and landscaping along the Grand Paseo and asked if ABEVA could assist Colony 4 financially since all residents have been reported to access the path. Lynn also requested that the tunnel be cleaned out. Manager Carol Jones responded that the tunnel was cleaned out in 2013 while Jodi Henderson was the community manager. Judith Shafkind responded to Lynn noting that the Colony 4 Board of Directors is aware of the issue. The ABEVA Board discussed the matter and possible future implications of becoming involved in the rehabilitation and maintenance concerning the Grand Paseo. Board President George King encouraged those present to attend the upcoming Biltmore Area Partnership meeting to approach City of Phoenix's Sal DiCiccio on the matter and other possible joint ventures between the City and ABEVA and respective ABEVA sub-associations. Next Mrs. Devenney asked the Board about any plans to beautify the entrance at Arizona Biltmore Circle off of Lincoln and recommended a lighting company.
- III. Election of Officers** – The following nominations were made to elect officers for organizational purposes of the Board:
Rebecca Heath nominated George King for Board President, George declined. George King nominated Jim Bell for Board President. The nomination was seconded by Rebecca Heath and carried unanimously by the Board.
David Damron nominated George King for Board Vice President. The nomination was seconded by Michael Leeman and carried unanimously by the Board.
Mark Monserez was nominated by Judith Shafkind for Board Secretary. The nomination was seconded by David Damron and carried unanimously by the Board.
David Damron nominated Judith Shafkind for Treasurer. The nomination was seconded by George King and carried unanimously by the Board.
- IV. Approval of Minutes** – A motion was made by David Damron to accept the January 20, 2014 Board of Directors meeting minutes as submitted. The motion was seconded by Judith Shafkind and carried unanimously by the Board.
- V. Financials** – Treasurer Judith Shafkind reported that the northern road assessments were billed and reminded the Board that capital improvements need to be planned per the schedule on the current reserve study. A motion was made

Approved at 03/17/14 Board Meeting

- by George King to accept the January 2014 financial reports as submitted. The motion was seconded by David Damron and carried unanimously by the Board.
- VI. Management Report** - Manager Carol Jones reviewed her management and her to do list with the Board and discussed the following points:
Northern road billing was sent as confirmed by Treasurer Judith Shafkind.
Annual Meeting 2015 room reservation with the Arizona Biltmore Resort has been tentatively scheduled for February 10, 2015 as the Resort requires one year advance booking.
Speeding on Arizona Biltmore Circle has been noted by residents per Carol. A motion was made by George King to purchase 4 speed limit 25 mph signs to be placed along Arizona Biltmore Circle at a cost not to exceed \$500 total. The motion was seconded by David Damron and carried unanimously by the Board.
- VII. Landscaping** – Carol stated that she has walked the property with Valley Crest and that sprinkler and electrical repairs are needed at both entrances, Claremont & 32nd and Lincoln & Arizona Biltmore Circle respectively. Judith Shafkind noted that Colter & 32nd need reviewing as well. The Board members all agreed to personally review the recommended areas before a decision will be made. The matter was tabled to allow time for Board review.
- VIII. Old Business**
- 2013 tax returns have been completed per Carol
 - 2 Biltmore Estates – No update on the sub-associations progress toward annexation has been received
- IX. New Business**
- Security Patrol vehicle – The Board discussed options for replacing the current security patrol vehicle. The Board compared lease versus purchase options and requested that Carol work with Securitas to obtain information regarding their ability to provide a vehicle as part of the security patrol contract. The matter was tabled to allow time for Carol to request additional information from Securitas.
- X. Committee Reports** – The following committees reported on their recent activities:
- Architectural – George King reported that the Committee is still working with Mr. Cooper of 11 Biltmore Estates on his revised design. George also noted that Lot 71 in Biltmore Estates has been reviewed regarding an RV on the property and no evidence was found to substantiate that there are persons living in the vehicle.
 - Legal – No report. Carpenter Hazelwood’s collection proposal was referred to the Legal Committee for further review and decision on the matter has been tabled until the next Board of Directors meeting.
 - Committee Elections – The following designations for committee positions were assigned: Michael Leeman is now on the Architectural and Hotel Liaison committees. George King and L.A. Shafkind are no longer on the Architectural Committee. Rebecca Heath is now on the Newsletter Committee.
- XI. Calendar** – The next Board of Directors meeting is scheduled for March 17, 2014 at 5:30 pm.

XII. Adjournment – There being no further business to discuss a motion was made by Judith Shafkind to adjourn at 6:35 pm. The motion was seconded by David Damron and carried unanimously by the Board.

Respectfully Submitted,
Jennifer Harris
Recording Secretary