

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
May 18, 2015

Board Members Present: Jim Bell, George King, Judith Shafkind, Mark Monserez, Rebecca Heath, Will Hawking, and Michael Leeman

Board Members Absent: Michael Braden and Phil Tibi

Management Present – Carol Jones

Homeowners Present – Lynne Lagarde

- I. **Call to Order** – The Board of Directors meeting was called to order at 5:30 pm by Board President Jim Bell.
- II. **Open Session** – The following matter was discussed during open session with the Board:
 - New security system for Claremont – Homeowner Lynne Lagarde was present to express her concerns regarding the proposed new security system to be installed on Claremont at both entrances. Lynne stated that ABEVA residents who are not members of the sub-associations Biltmore Greens III-VI, Courts I, or The Colony need to have efficient access to Claremont. Lynne requested that ABEVA residents be allowed the option to purchase a sensor for the new system. A discussion ensued among the Board and George King agreed to have Biltmore Greens III-VI review the option of purchasing additional sensors for interested ABEVA residents and report back to the ABEVA Board with his findings.
- III. **Approval of Minutes** – A motion was made by Mark Monserez to accept the April 20, 2015 Board of Directors meeting minutes as submitted. The motion was seconded by George King and carried unanimously by the Board.
- IV. **Financials** – A motion was made by Treasurer Judith Shafkind to accept the April 2015 financial reports as submitted. The motion was seconded by Mark Monserez and carried unanimously by the Board. Judith noted that the 2014 review and taxes are complete.
- V. **Management Report**
 - 2016 Annual Meeting – A motion was made by Judith Shafkind to approve \$1400 to reserve a room at the Arizona Biltmore Resort for the 2016 Annual Homeowners Meeting. The motion was seconded by Rebecca Heath and carried unanimously by the Board.
 - Street Lights – Carol Jones reported that she still needs to meet with the City of Phoenix on this matter.
 - Biltmore Area Partnership (BAP) – The next BAP meeting will be held on May 19, 2015.
 - Security – Post orders have been updated per Carol Jones.
 - Street Parking – the Board noted that sub-associations within ABEVA are responsible for enforcing their own parking rules when the sub-association has no hired guard service.
 - Road Maintenance – Carol Jones stated that flyers will be distributed to residents to provide notice of scheduled road work.

Approved with Revisions June 6, 2015

- Landscaping – Carol requested permission from the ABEVA Board to install additional plants and the Board agreed.
- Parcel 20 – Board President Jim Bell agreed to continue to assist Carol Jones on this matter.

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VI. Old/New Business

- Grand Paseo erosion control – Judith Shafkind requested assistance to begin erosion control efforts on the grand Paseo from the ABEVA Board on behalf of Colony IV. A discussion ensued among the ABEVA Board and it was unanimously agreed to have bids sought for an engineering study on erosion control.

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

- Architecture Committee – Architectural Committee Chairman Jim Bell reported on the following matters that were discussed during the Committee’s April 2015 meeting:
 BED Lots 11 & 72 – Pertinent communications regarding architectural matters will be sent to Lot Owners on an as needed basis and/or requests will be approved by the ABEVA Board in a timely manner. A motion was made by Mark Monserez to have Scott Carpenter of Carpenter, Hazelwood, and Delgado attend the June 2015 ABEVA Board of Directors Meeting. The motion was carried unanimously by the Board.

VIII. Calendar –The next regular Board of Directors meeting will be held on June 15, 2015.

IX. Adjournment – There being no further business to discuss a motion was made by Mark Monserez to adjourn at 6:25 pm. The motion was seconded by Judith Shafkind and carried unanimously by the Board.

Respectfully Submitted,
 Jennifer Harris
 Recording Secretary