

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
August 17, 2015

Board Members Present: Jim Bell, Judith Shafkind, Will Hawking, Michael Braden, George King, Michael Leeman, Phil Tibi

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 5:30 pm.
- II. Approval of Minutes** – **George King made a motion to approve the minutes with a correction to section 5. Michael Braden made the second. All in favor, the motion carried.**
- III. Homeowner Forum**

Homeowners present were Art Miller and Regina Miskewitz.
Ms. Miskewitz expressed her concern that ABEVA is not informing the owners of crime in the surrounding communities. It was explained that the only way for the association to pass on the information was for the communities to report the information to ABEVA. The reports can be forwarded to the membership with the note to contact the affected community for details.
Ms. Miskewitz also noted that the bushes along the east side of 24th need to be trimmed. As those are the responsibility of the sub-association, ABEVA cannot trim them.
- IV. Financials** – After review the June and July 2015 financials, **Judith Shafkind made a motion to accept the financial reports as submitted. Michael Braden made the second. All in favor, the motion carried.** It was noted that the road paving project was being paid for out of reserves and would be reflected in August 2015 financials.
- V. Management Report**

Carol Jones provided a written report of updates since the last meeting.

 - Street Lights – After discussion of the “test” LED light installed on pole 21, **Michael Braden made a motion to move forward with the replacement of the rest of the lights with the same LED light. George King made the second. All in favor, the motion carried.**
 - Signs – Discussion ensued regarding the replacement of bump signs in the community. The item was tabled.
 - Sub Association Fall Mixer – Carol Jones proposed having a mixer to introduce all of the managers of the sub associations and received Board approval.

Approved at September 21, 2015 Board Meeting

- Granite Replacement – A bid was received in the amount of \$3,240 to replace the granite south of Lincoln. The Board requested a bid that provides the unit prices.
- Tree Removal – A bid in the amount of \$841 was received to remove two Palo Verde trees from the Grand Paseo underpass area. **George King made a motion to approve the bid to include stump grinding. Judith Shafkind made the second. The motion carried 6-1 with Michael Braden opposed.**

VI. New Business

- A. Director Resignation/Replacement** – Rebecca Heath resigned from the Board leaving a vacant seat. After discussion, **Judith Shafkind made a motion to publish the open position in the bulletin to solicit interest. Submissions from interested owners will be due by September 18th in order to be considered. Phil Tibi made the second. The motion carried 6-1 with Michael Leeman opposed.**

VII. Old Business

Nothing at this time.

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

A. Architecture Committee

- 72 Biltmore Estates – The original plan was reviewed and discussed with the owner. The plans will be revised and resubmitted.
- 69 Biltmore Estates – Pickett fence submittal on hold until further notice from the owner as it has to get the “ok” from the surrounding lots.

IX. Adjournment – There being no further business to discuss, **George King made a motion to adjourn the General Session Meeting. Michael Leeman made the second. All in favor, the meeting adjourned at 6:17 pm.**

Respectfully Submitted,
Kelly Rodriguez
Recording Secretary