

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
January 16, 2012**

MEMBERS PRESENT ARE CHECKED:

Richard Arroyo	X
James Bell	X
David Damron	X
Camille Ercolano	X
Marcia Finberg	X
Steve Goldston	X
Stephen Hoffman	
Mark Monserez	X
Judith Shafkind	X
Harvey Shrednick	
Jay Swart	X

ABEVA STAFF PRESENT: Roberta Peterson, Executive Director, Beryl Ross, Administrative Assistant

CALL TO ORDER: President Jim Bell called the meeting to order at 5:35 PM.

GUESTS: None

APPROVAL OF MINUTES: A **MOTION** was made by Jay Swart, seconded by Dave Damron and passed to approve the November 21, 2011 Meeting Minutes with a change to a misspelling of homers to homeowners.

A **MOTION** was made by Steve Goldston, seconded by Dave Damron and passed to approve the December 5, 2011 Special Meeting Minutes.

FINANCIAL REPORT: Steve Goldston reported that the financials are in good standings. The Annual Review is done, signed and the taxes have been filed. Steve Goldston was happy there were no adjustments to be made to any account. The only adjustments were for accruals. A **MOTION** was made by Mark Monserez, seconded by Jay Swart and passed to acknowledge receipt of the December 31, 2011 Financial Report.

COMMITTEE REPORTS

CEVPC – Jay reported the January meeting was canceled.

Security – Jay Swart reported the resort having trucks park on Arizona Biltmore Circle is still an issue. Jay has contacted the City of Phoenix to make a complaint and called Jesse Duenas, head of security at the Biltmore Resort. Jay said the resort has not fulfilled the agreement that was to be finished by November 30, 2011.

BOARD DECISIONS/INFO

Annual Meeting Agenda – Roberta Peterson presented the agenda for the annual meeting and it was approved as is except there will only be one speaker due to the resignation of Andrew Stegen.

BAP Lunch – Roberta Peterson advised the board that the luncheon will be held January 24th, at Bluewater Grill. It was confirmed that Jim Bell, Jay Swart and Richard Arroyo will attend.

CAI \$1.00 per door – Roberta Peterson wanted to make the donation already in the budget to the Community Associations Institute Legislative Fund of \$1.00 per door earlier than usual. A **MOTION** was by Mark Monserez, seconded by Richard Arroyo and passed 6 yes, 3 no, to abstain from donating to the CAI \$1.00 per door.

Thunderbird Trail – It was brought to Roberta's attention from a homeowner of Fairway Lodge who assumed Thunderbird Trail was ABEVA's responsibility that Thunderbird Trail is in bad shape with big cracks and rough and/or uneven surfaces. Roberta has spoken with Doug Cole and the Resort is having their budget meeting this month. Doug will get back with Roberta when he returns from the budget meeting in Boston. Fairways Lodge Board of Directors was sent a letter explaining the Resorts responsibility of maintaining Thunderbird Trail.

Roberta Peterson received a letter via e-mail regarding the safety on Biltmore roads. Marcia Finberg said that she would put something in the Brief regarding walking on the road.

Update on B. Greens walls facing Golf Course – Roberta reported that she and Dick Bates, General Manager for the Golf Course, took Scott Ring, Property Manager for Biltmore Greens and Robert Briney, President of Biltmore Greens to see how bad the walls have become and to inform them that it is not the responsibility of the golf course. They will be discussing the walls at the next Greens Board Meeting.

NEW BUSINESS – A Mr. Gains called and stated that due to a missing STOP sign he was hit exiting the resort onto Camino Acequia. A report has been made to the insurance company. The sign has been replaced by the resort. Another sign was stolen from Coulter and BED. ABEVA has ordered a new one. .

Judy Shafkind thought the issue of rewording the bylaws at the Dec 5th meeting was not handled well and wanted to discuss it again. After discussion a **MOTION** was made by David Damron, seconded by Mark Monserez and passed 6 yes, 3 no, to delete 2 sentences in the bylaws. *Section*

6.2, Directors must occupy Lots or Units on the covered Property as their primary and permanent residence. If an Owner is a corporation, partnership or trust, and is in good standing, an officer, partner, trustee or beneficiary of such owner may serve as a Director provided he or she meets the residency requirement will be deleted.

ADJOURNMENT – A **MOTION** was made by Mark Monserez, to adjourn to Executive Session at 6:37 P.M.

NEXT BOARD MEETING – The next meeting of the Board of Directors will be held on Monday, February 15th, at 5:30 P.M. in the ABEVA office.

Respectfully submitted,

Beryl Ross, Administrative Assistant

ABEVA Board Member