

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
January 18, 2010**

**MEMBERS PRESENT ARE CHECKED:**

James Bell	X
Camille Ercolano	X
Marcia Finberg	X
Stephen Hoffman	X
Heather Litton	X
Mark Monserez	X
Harvey Shrednick	X
Dr. Arnold Serbin	X
L.A Shafkind	X
Jay Swart	X
Janice Ventura	X

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

**Guests:** See Attached

**CALL TO ORDER:** President, Harvey Shrednick, called the meeting to order At 5:30 PM.

**OPEN FORUM:** Approximately 15 homeowners commented on the following topics: concerns about the disruption that the Thunderbird Trail guardhouse might cause without providing any meaningful security measures; ABEVA's need to respond to a letter mailed by a loop homeowner regarding security along Biltmore Estates Drive; overall concern about who will be obligated to pay for any new security guards, cameras, gates, etc.; and sentiment about the importance, effectiveness and continuation of Roving Patrol's services.

**APPROVAL OF MINUTES:** A **MOTION** was made by Camille Ercolano, seconded and passed to approve the December 21, 2009 Meeting Minutes.

**FINANCIAL REPORT:** Stephen Hoffman reported that the financials are as projected. A **MOTION** was made by Janice Ventura, seconded and passed to acknowledge receipt of the December 21, 2009 Financial Reports.

**EXECUTIVE DIRECTOR REPORT**

**Annual Meeting-** Roberta Peterson asked if a homeowner votes, and has a delinquency on their account, should their vote still count. A **MOTION** was made by Janice Ventura, and seconded to allow all homeowners vote count even if they have a delinquency. This did not carry. Policy remains that if delinquent by any amount the votes will not be counted.

Harvey Shrednick reported that Scott Carpenter has been asked to attend the annual meeting should any legal questions arise.

**Claremont Speed Limit Signage** – It was asked if ABEVA would pay for new speed signs on Claremont. The Board of Directors said these are to be purchased by the associations within those communities.

**Northern Road Billing** – The billing will be delayed a bit late this year, however the invoices will be mailed before the end of the month.

**Grandfathered Lot Volunteer Letters** - Will be mailed before the end of the month.

**COMMITTEE REPORTS**

**CEVPC** - Harvey Shrednick reported that the January meeting was cancelled.

**Claremont Committee** – Heather Litton had nothing to report.

**Legal Committee** – Jim Bell made a **MOTION**, which was seconded and passed, to authorize the legal committee to discuss with Scott Schirmer and his group the drafting and signing of a written agreement by which the Schirmer group would acknowledge that ABEVA is not responsible for any cost associated with the proposed Greeter/Guard House and security cameras.

**Security Committee** – Jay Swart reported that Roberta Peterson is drafting a RFP (request for purchase) letter to send to three Toyota dealers.

**NEW BUSINESS** – Heather Litton requested that Scott Carpenter rewrite the letter to the Resort and let them know our concerns. Board Agreed.

**ADJOURNMENT** - A **MOTION** was made by Dr. Serbin, which was seconded and passed to adjourn the meeting at 6:56p.m.

Respectfully submitted,

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Beryl Ross, Recording Secretary

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ABEVA Board Member

## GUESTS

Biltmore Courts  
Douglas Hammar

Biltmore Terrace  
Michael Braden

Biltmore Estates Drive  
Murry Manaster  
Linda Bird  
Scott Schirmer

Biltmore Square  
Ginette Karabees  
Evie Layne  
Mark & Nina Childs

Cloister  
Christopher Goshkarian

Colony Biltmore Greens  
Jay Glaser  
Madeline Kesselman  
Steve Goldston

Courts  
Douglas Hammar  
Courts  
Douglas Hammar

Meridian  
Jacqueline Cerchero

Taliverde  
Andrew Waite  
Joseph & Verna Zabramski  
Paola Sprinkle  
John & Lynne Magnotto