

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
October 20, 2014

Board Members Present: Michael Braden, George King, David Damron, Jim Bell, John Chilcott, Michael Leeman, and Rebecca Heath

Board Members Absent: Judith Shafkind and Mark Monserez

Management Present – Carol Jones

Homeowners Present – Regina Miskewitz, Brian McKew, and Eric Duncan

- I. **Call to Order** – The Board of Directors meeting was called to order at 5:32 pm by Board President Jim Bell.
- II. **Open Session** – The following matters were discussed by the homeowners present:
 - Brian McKew and Eric Duncan of Courts II/The Vistas were present to review their proposed irrigation and landscaping project with the Board because their landscaping contractor has suggested forgoing overseeding once every four years. Brian and Eric asked if ABEVA's approval is required and Board President Jim Bell advised that ABEVA has jurisdiction over what is most visible, e.g. the entrances.
 - Regina Miskewitz asked what is the 'Lakes Fee' and the Board responded that the fee is not part of ABEVA. Regina also asked about Lot 94 as there appears to be a collection of vehicles that are unsightly. Per the Board Lot 94 is grandfathered in because it was built in 1933 and pre-dates ABEVA.
- III. **Approval of Minutes** – A motion was made by Michael Braden to accept the September 22, 2014 Board of Directors meeting minutes as submitted. The motion was seconded by Michael Leeman and carried unanimously by the Board.
- IV. **Financials** – Treasurer Judith Shafkind was not present at this meeting. The Board tabled review of the financial reports until Judith's return.
- V. **Management Report** - Manager Carol Jones reviewed the following details of her management report with the Board:
 - Metro Phoenix Bank – All banking transactions are now being conducted through accounts with Metro Phoenix Bank per Manager Carol Jones.
 - Biltmore Area Partnership (BAP) – The Board discussed membership benefits and agreed not to participate at this time.
 - Street Maintenance Schedule – Per Carol Jones the street maintenance schedule is still not available but Franks Civil Consulting has completed their study of the streets.
 - Irrigation remodeling to mitigate leaks and maintain custodial water control was recommended by vendor Martin Umberger as reported by Carol Jones.
 - Lighting fixtures will not change per John Chilcott and he is still working on determining cost savings, rebates, and long term savings for the Association.
- VI. **Old Business**

Approved at 11/17/14 BOD Meeting

- 11 Biltmore Estates Drive (BED) – Carol Jones reported that the lot is still under construction. A motion was made by John Chilcott to have Carpenter Hazelwood send a cease and desist letter until ABEVA received revised planes. The motion was seconded by George King and carried unanimously by the Board.
- Property Taxes – Carol Jones reported that she still has not had the opportunity to resolve this matter.
- Grand Paseo – The Board requested that Carol Jones obtain a legal opinion on the matter from Scott Carpenter of Carpenter Hazelwood. The Legal Committee will meet and discuss future options regarding this matter.

VII. New Business

- Office Assistant – Manager Carol Jones requested permission to hire a personal associate through AllStaff Services on a part time basis for help in the office. A discussion ensued between Carol and the Board with the Board expressing general disfavor regarding the request as there has not been a definitive job description provided to date regarding the essential duties for the onsite office personnel. A motion was made by John Chilcott to hire a part time office assistant through AllStaff Services for 16 hours per week through November 30, 2014. The motion was seconded by George King and carried by majority vote of the Board. There was one nay vote by Michael Leeman.

VIII. Calendar – The next Board of Directors meeting is scheduled for November 17, 2014 at 5:30 pm.

IX. Adjournment – There being no further business to discuss a motion was made by George King to adjourn at 6:39 pm. The motion was seconded by John Chilcott and carried unanimously by the Board.

Respectfully Submitted,
Jennifer Harris
Recording Secretary