

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
October 19, 2015

Board Members Present: Jim Bell, Judith Shafkind, Will Hawking, Michael Braden, George King, Phil Tibi, Mark Monserez, Steven Helm

Management Present – Carol Jones

- I. **Call to Order** – Board President Jim Bell called the Board of Directors meeting to order at 5:33 pm.
- II. **Homeowner Forum**
Regina Miskewitz was present. There were no concerns noted.
- III. **Approval of Minutes** – **Michael Braden made a motion to approve the September 21, 2015 minutes as presented. George King made the second. All in favor, the motion carried.**
- IV. **Financials** – After review the September 2015 financials, **Judith Shafkind made a motion to accept the financial reports as submitted. Steven Helm made the second. All in favor, the motion carried.**
- V. **Management Report**
Carol Jones provided a written report of updates since the last meeting.
 - Jennifer Bell is the new Admin Assistant.
 - Annual Dues – 1800 invoices were mailed on September 29th. Some of the invoices are being returned as address change requests have not been received. The owners are being contacted if contact information is in the system.
 - Cox Cable Payments – Cox would like to propose a settlement amount and draft a new contract. The legal committee is waiting on more information.
 - Property Taxes – The 2016 tax bills have been paid. Waiting on signed agreement from the Resort owners.
 - Office Upgrade – The last upgrade to the computer system was in 2007. Go Daddy offers the latest version of Microsoft Office for \$15 per month. There is also a new version of TOPS which would eliminate the need for a server and would come with 16 hours of training. The cost is \$2,400 per year. Carol will look into the cost to upgrade the computers for the office and to increase the speed of the internet.
 - Street Lights – On hold
 - New Board list with terms was provided to the Board
 - Roving Patrol – There has been an issue with vendors for the Fairway Lodge and 2 Biltmore parking illegally, damaging plants and irrigation and causing a safety hazard. **Mark Monserez made a motion to obtain a bid from the landscaper for the damage and send a letter to the Boards pointing out the**

Approved at November 16, 2015 BOD Meeting

issues and include the cost of the damages. George King made the second. All in favor, the motion carried.

- Landscape – The Village on the Lakes sprinklers are damaging the entry sign wall at Colter. A bid was obtained from Valley Crest to remove the grass in front of the wall in the amount of \$753. The Board will give an answer as to whether or not they will allow this after their October 20th meeting. **George King made a motion to approve the bid and work to be done subject to the approval from the Village on the Lakes Board. Judith Shafkind made the second. All in favor, the motion carried.**

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

A. Architectural

- A submittal for a wrought iron fence was approved for 69 Biltmore Estates Dr. after receiving input from the neighbors.
- Request from Colony IV to remove grass along the walls was approved.

VII. Adjournment – There being no further business to discuss, **George King made a motion to adjourn the General Session Meeting. Judith Shafkind made the second. All in favor, the meeting adjourned at 6:09 pm.**

Respectfully Submitted,
Kelly Rodriguez
Recording Secretary