

# ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
November 17, 2014

**Board Members Present:** Michael Braden, George King, David Damron, John Chilcott, Michael Leeman, Rebecca Heath, Judith Shafkind, and Mark Monserez

**Board Members Absent:** Jim Bell

**Management Present** – Carol Jones

**Homeowners Present** – None

- 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** – There were no homeowners present at this meeting.
- III. **Approval of Minutes** – A motion was made by Michael Braden to accept the October 20, 2014 Board of Directors meeting minutes as submitted. The motion was seconded by David Damron and carried by majority vote of the Board. There was one abstained vote by Mark Monserez due to his absence at the October meeting.
- IV. **Financials** – Treasurer Judith Shafkind noted that the Association was under budget year to date as there have been no street repairs and office/administrative expenses are less than what was budgeted for. A motion was made by Judith Shafkind to accept the October 2014 financial reports as submitted pending final year end reports from the accountant. The motion was seconded by David Damron and carried unanimously by the Board.
- V. **Management Report** - Manager Carol Jones reviewed the following details of her management report with the Board:
  - Part-time office assistant Kim has been working on tracking returned mail and other duties as needed per Carol.
  - Delinquent assessment total is now down to approximately \$7k.
  - Annual elections – The Board noted that all positions carry a term of 2 years and that there will be 5 positions up for election at the next annual meeting. Manager Carol Jones requested updated biographies to be sent to her for anyone interested in running for the ABEVA Board of Directors.
  - Biltmore Area Partnership (BAP) – Carol Jones noted that the BAP will be having their holiday party soon and their next meeting is on December 2, 2014 with 2 positions on the BAP Board up for election at their next annual meeting.
  - Security – Carol Jones reported that the security vehicle is back from the repair shop. Carol presented a year end summary report from Securitas which showed the total number of events recorded by the patrol guards. The Board discussed the need for Carol to ensure that all sub-associations have received and updated copy of the post orders so that the ABEVA office can properly address questions or concerns. The Board also noted that managers for the sub-associations should be providing security updates to their respective Board of Directors on a monthly basis.
  - Landscaping – Manager Carol Jones reported that the foam ‘BILTMORE BLOCKS’ are in danger of deteriorating as the wall behind is in need of

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painting and that there are 2 lights that are not working. Carol presented a bid for the work to the Board for review and discussion. A motion was made by Mark Monserez to approve the bid at \$1,150.00. The motion was seconded by Judith Shafkind and carried unanimously by the Board.

**VI. Old Business**

- 11 Biltmore Estates Drive (BED) – The Board unanimously agreed to have Mark Monserez of the Legal Committee follow up with Scott Carpenter on his offer to send a cease and desist letter to the owner of Lot 11 for a flat rate of \$350.00.
- Property Taxes – A motion was made by Mark Monserez to pursue having the Arizona Biltmore Resort deed over Parcel 20 to ABEVA and to have Scott Carpenter assist on the matter for the quoted price of \$2,000.00 for legal services. The motion was carried unanimously by the Board.
- Grand Paseo – The Board unanimously agreed to have Mark Monserez of the Legal Committee follow up with Scott Carpenter on this matter as Carol reported that the Arizona Biltmore Resort is also interested in working with ABEVA because the Resort conducts night tours afterhours for guests along the paseo.

**VII. New Business**

- Architectural Committee – Chairman Michael Braden confirmed the next meeting date for the Architectural Committee will be on November 21, 2014 at 1:00 pm. At that time the Committee will decide on the request that was approved on contingency for Biltmore Greens III regarding the enhancements for 32<sup>nd</sup> and Claremont Streets. A request from Village on the Lakes will also be reviewed at the next Committee meeting later this week per Michael Braden.
- Guest Speaker for Annual Homeowners Meeting – Carol Jones agreed to ask if Sheila Foley, the Arizona Biltmore Resort General Manager, or Mr. Shinton, the Airozna Biltmore Resort Hotel Manager, will be available as the Guest Speaker.

**VIII. Calendar** – The next Board of Directors meeting is tentatively scheduled for December 15, 2014 at 5:30 pm. The Annual Homeowners meeting will be held on February 10, 2015 followed by the regular Board of Directors meeting on February 16, 2015.

**IX. Adjournment** – There being no further business to discuss a motion was made by John Chilcott to adjourn at 6:23 pm. The motion was seconded by David Damron and carried unanimously by the Board.

Respectfully Submitted,  
Jennifer Harris  
Recording Secretary