

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
December 15, 2014

Board Members Present: Jim Bell, George King, John Chilcott, Judith Shafkind, and Mark Monserez

Board Members Absent: David Damron, Rebecca Heath, Michael Leeman, and Michael Braden

Management Present – Carol Jones

Homeowners Present – None

- I. Call to Order** – The Board of Directors meeting was called to order at 5:30 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 Mark Monserez to accept the November 17, 2014 Board of Directors meeting minutes as submitted. The motion was seconded by John Chilcott and carried unanimously by the Board.
- IV. Financials** – A motion was made by Treasurer Judith Shafkind to accept the November 2014 financial reports as submitted and to transfer \$10k from operating into the reserve account. The motion was seconded by Mark Monserez and carried unanimously by the Board
- V. Security Enhancements at Biltmore Greens III and Colony** – George King spoke on behalf of the Biltmore Greens III sub-association to request permission from ABEVA to proceed with a project to enhance the existing gate security system on Claremont to reduce pass through traffic. The Board and Manager Carol Jones stated that there is an agreement on file that was previously signed by ABEVA that specifically addressed pass through traffic on Claremont and that the agreement would need to be reviewed before permission to disable the current system would be granted. Carol Jones agreed to search for a copy of the agreement and provide it to Biltmore Greens III for further review. George King offered to present the agreement to the Biltmore Greens III Board of Directors and report back to ABEVA at the next meeting.
- VI. Management Report** - Manager Carol Jones reviewed the following details of her management report with the Board:
 - Security leased vehicle – Carol Jones stated that installation of the light rack on the security vehicle will not be paid for by ABEVA.
 - LED Lights – John Chilcott stated that he will request a presentation from one of the vendors regarding LED lights for the community. The Board requested that Carol Jones obtain additional bids as well.
 - Fairway Lodge – Manager Carol Jones stated that the Fairway Lodge is seeking permission from the ABEVA Board of Directors to install no parking signs. The Board stated that ABEVA permission is not required on this matter.
- VII. Old Business**
 - 11 Biltmore Estates Drive (BED) – Board President Jim Bell reported that he spoke with a representative from Carpenter Hazelwood on this matter

Approved at 01/19/2015 BOD Meeting

and that certified letters sent to the owner of 11 Biltmore Estates have been returned as undeliverable. The Board agreed to table this matter until the next Board of Directors meeting.

- Property Taxes – Board President Jim Bell agreed to schedule a meeting with the general manager of the Arizona Biltmore Resort via the Resort's attorney to discuss this matter.
- Grand Paseo – A motion was made by Judith Shafkind to obtain a bid from Valley Crest Landscaping to clean out the tunnel. The motion was seconded by Mark Monserez with the stipulation that tunnel ownership be researched. The motion was carried unanimously by the Board.

VIII. Calendar –The next Board of Directors meeting will be held in January 2015 and 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 Judith Shafkind to adjourn at 5:55 pm. The motion was seconded by John Chilcott and carried unanimously by the Board.

Respectfully Submitted,
Jennifer Harris
Recording Secretary