

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
March 19, 2012**

MEMBERS PRESENT ARE CHECKED:

Richard Arroyo	X
David Damron	
Camille Ercolano	
Marcia Finberg	X
Steve Goldston	X
Stephen Hoffman	X
George King	X
Mark Monserez	X
Judith Shafkind	X
Harvey Shrednick	Phone
Jay Swart	X

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

CALL TO ORDER: President Mark Monserez called the meeting to order at 5:32 PM.

GUESTS: None

APPROVAL OF MINUTES: A **MOTION** was made by George King, seconded by Jay Swart and passed to approve the February 20, 2012 Meeting Minutes.

FINANCIAL REPORT: Steve Goldston reported that the financials are in good standings and there are no issues. A **MOTION** was made by Judith Shafkind, seconded by Jay Swart and passed to acknowledge receipt of the February 20, 2012 Financial Report. Marcia Finberg asked questions about the Reserves and Steve informed her that a new Reserve Study would be completed over the summer.

COMMITTEE REPORTS

CEVPC – Jay Swart reported a request to rezone a parcel located at the southwest corner of 44th street and Cherry Lynn road from R1-6 to R-O and was approved. It appears activity is increasing and they expect more requests.

Landscape Committee – Marcia Finberg reported on the meeting held February 20th and it was recommended the vines along the Lincoln concrete wall and guard rail be replaced with cat claw vine as recommended by Valley Crest. Marcia has since rescinded the request and a Landscape Committee meeting will be scheduled.

Security – Jay Swart reported that he and Roberta met with the community on the north side of Lincoln regarding security. They are very interested in working together with ABEVA. They were also impressed with our Emergency Information Guide. The board granted approval for them to use the design with their Logo.

BOARD DECISIONS/INFO

Bylaw Change – Roberta reported that Scott Carpenter has looked at the Bylaws and would like to delete Articles 9, 10, 11 and 13. A **MOTION** was made by Marcia Finberg, seconded by Mark Monserez and passed for the legal committee to meet and review these articles and deem anything necessary to the board.

SRP License – Roberta Peterson reported that the SRP letter regarding termination of our license does not affect ABEVA and SRP has issued a temporary license which will be replaced with a permanent one.

BAP Lunch – Roberta Peterson advised the board that the luncheon will be held March 27th, at Black Chili. The guest speaker will be Sal DiCiccio. It was confirmed that Richard Arroyo will attend.

Resort Noise – Roberta was notified that the resort had private parties March 12th from 6:30 until after 10:30 and again a few days later with loud music that disturbed ABEVA homeowners. A **MOTION** was made by Jay Swart, seconded by Marcia Finberg, to send a courtesy letter reminding them of the 55 decibels in the PUD. The letter should be sent to interim General Manager, David Kerkin, Area VP with Hilton, Ben Fusco and City of Phoenix Planning Dept. Debra Stark.

Resort Budget – The budget has not been finalized. Bill Sinclair has replaced Doug Cole as Asset Manager. Doug is now in charge of Food & Beverage.

Request from Two BED – The board discussed the request letter from an owner of Two Biltmore Estates Dr. for them to become ABEVA members. A letter will be sent to him stating that he and his association will need to determine how this could be done at little or no cost to ABEVA. The board will review his findings.

Schedule of Board Meetings – A **MOTION** was made by Steve Goldston, seconded by Harvey Shrednick, and did not pass to change the board meetings to 6 times per year.

Legislation – A **MOTION** was made by Steve Goldston, seconded by Stephen Hoffman, and did not pass, to have ABEVA join in the support of the CIA's 2012 efforts at the legislature by contributing the suggested \$1.00 per door amount to the CIA.

NEW BUSINESS – None

ADJOURNMENT – A **MOTION** was made by Judith Shafkind, to adjourn to Executive Session at 6:35 P.M.

NEXT BOARD MEETING – The next meeting of the Board of Directors will be held on Monday, April 16th, at 5:30 P.M. in the ABEVA office.

Respectfully submitted,

Beryl Ross, Administrative Assistant

ABEVA Board Member

