

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
SEPTEMBER 10, 2012**

**MEMBERS PRESENT ARE CHECKED:**

Richard Arroyo	X
David Damron	X
Camille Ercolano	X
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 5:35 PM.

**GUEST:** David Kirken, General Manager of the Arizona Biltmore Resort

**GUEST SPEAKER:** David Kirken reported the Resort is doing well. They are already sold out for the month of October. 97 rooms in main building are complete. Landscaping remodel including monument at Thunderbird and 24th street in process. New carpet for ballrooms in process. David also reported the Bank GIC will be taking over the resort come November. The resort will be going up for auction.

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

**FINANCIAL REPORT:** Steve Goldston reported on a 10 month review of the financials and all is in order. By the end of October there will be enough income to put \$30,000 into reserves. A **MOTION** was made by Jay Swart, seconded by George King and passed to acknowledge receipt of the August 31, 2012 Financial Reports.

Steve Goldston presented the updated 2012 Reserve Study. After review by the board a **MOTION** was made by Jay Swart, seconded by David Damron to approve the 2012 Reserve Study.

**COMMITTEE REPORTS**

**CEVPC** – Jay Swart reported: Because our meeting was held a week early the CEVPC will be September 11<sup>th</sup>.

**Security** – Jay Swart reported: On August 30<sup>th</sup> Richard Herrera, the Patrol Officer in charge, was presented a Commendation certificate by the Phoenix Police Dept. for his efforts in assisting the police in arresting the Meridian parking garage copper thieves in May.

**Architectural Committee** - Mark Monserez reported the committee met on September 10<sup>th</sup> and discussed:

1. Cloisters request to change the foliage on 24<sup>th</sup> Street that will replace the dead oleanders. The plans were approved
2. They also reviewed a painting and window replacement at Best Western on 24<sup>th</sup> Parkway.

**BOARD DECISIONS/INFO**

**BAP Lunch** – Roberta Peterson and Jay Swart will attend the September lunch with speaker Mr. Chan, City of Phoenix Community and Economic Development Department.

**NEW BUSINESS**

**ADJOURNMENT** – A **MOTION** was made by Jay Swart, seconded by David Damron to adjourn at 7:20 P.M.

**NEXT BOARD MEETING** – The next meeting of the Board of Directors will be held on Monday, October 15<sup>th</sup> at 5:30 P.M. in the ABEVA office.

Respectfully submitted,

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Beryl Ross, Administrative Assistant

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ABEVA Board Member