

**2005 ABEVA ANNUAL MEETING**  
**January 12, 2005**  
**MINUTES**

**CALL TO ORDER**

Bill Hogan, President, called the 2005 Annual Meeting to order at 6:30 p.m.

**VERIFICATION OF QUORUM**

Suzanne Piper, Secretary, declared that there was a quorum present for this Meeting.

**INTRODUCTION OF BOARD MEMBERS**

Board Members Harvey Shrednick, Suzanne Piper, Camille Ercolano, Leonard Rosenberg, Karl Almquist, Leonard Rodriguez, Dr. Arnold Serbin, Loren Kirkeide, and Sherry Wachter were introduced.

Roberta Peterson, Executive Director, and her Assistant, Kathleen Bodkin, were introduced, as was Jody Brown, Minutes & More.

**MINUTES**

There being no additions or corrections, the Minutes of the 2003 Annual Meeting were approved as submitted.

**COMMUNITY UPDATE**

**GREG STANTON, PHOENIX CITY COUNCILMAN**

Mr. Stanton spoke to the Homeowners about:

- Construction of the Light Rail Program
- Installation of "smart sign"
- Construction of a screen wall – should begin in April
- Improvements to pedestrian traffic options at Camelback (underbridge)
- Installation of count-down signals at 24<sup>th</sup> and Camelback (previously used only in the downtown area)
- Possible Donald Trump Project – public meetings should begin in the near future.
- Construction of Optima Condominiums and other residential development in the Core area

**DAVID SCHOLL, SENIOR V.P. OF DEVELOPMENT - WESTCOR**

Mr. Scholl reported on Westcor activities during their first year of ownership and their plans for the future renovation of Biltmore Fashion Park. There has been no consensus on how to address the mixed-use issues presented by developers. Mr. Scholl also introduced several members of his staff.

**SEAN MADDOCK, GENERAL MANAGER OF THE RESORT**

Mr. Maddock invited Homeowners to contact him directly if they have questions and/or concerns. He reported that the Hotel was sold to C & L Hotels and Resorts. KSL, the previous owner, now has a 30 year management contract. Improvements will be made to Go Down Road, beginning with landscaping improvements. There will be zero impact

on visibility and accessibility. There are also plans for upgrades to the existing spa facility. It is anticipated that this work will be done during the months of July to September. Consideration will be given to improving safety on Thunderbird Trail.

**STATE OF THE ASSOCIATION ADDRESS**

**Geneva Holdings Condo Development:** Construction of 38 additional units was approved.

**Articles of Incorporation** were revised; new copies were sent to all Homeowners.

**The ABEVA Brief** was expanded and now includes a summary of the Board Meetings. The Brief is also posted on the Website.

**Survey:** There were 279 valid responses to the recent survey.

**ELECTION RESULTS**

Harvey Shrednick announced that the following Homeowners had volunteered to serve on the Board:

Karl Almquist	William Mee
Dr. Serbin	Lisa Fiorenze
Lenny Rosenberg	Larry Shafkind

Election results were tabulated by the accounting firm of McEntee and Associates. The following are the new Board Members, elected to a two-year term:

Karl Almquist (Taliverde)	Lenny Rosenberg (Colony Biltmore IV)
William Mee (Colony Biltmore Greens)	Dr. Arnold Serbin (Loop Road)
Larry Shafkind (Colony Biltmore IV)	

**TREASURERS REPORT**

Karl Almquist reported that figures given to the Homeowners include actual amounts for the full year 2004. The Association currently has a healthy cash position with \$288,000.00. The Reserves currently total almost \$300,000.00 with \$250,000.00 in Certificates of Deposit.

Mr. Almquist reviewed income and expenditures for the previous year, pointing out that income exceeded the budget by \$60,000.00 due to transfer fees, and expenses were considerably below budget. As a result, ABEVA fees were reduced to \$275.00 annually.

**EXECUTIVE DIRECTOR'S REPORT**

Ms. Peterson reported that security does eight tours of the property each shift and has responded to 1,368 calls for windows, gates or garage door open calls. Other calls include alarm calls, assaults, criminal mischief calls, fire calls, medical emergencies, property damage calls, Police involved calls, prowlers, robberies, suspicious vehicle call, vehicle thefts, traffic violations, trespassing calls, and water leaks.

Ms. Peterson reported on the activities of the Biltmore Area Partnership meetings. Updates are provided via the Website and the ABEVA Brief.

Ms. Peterson spoke briefly about proposed changes to HOA Law and how they could adversely impact the Association.

Ms. Peterson reported there have been 301 changes in ownership during the past year.

All Association fees were collected in 2004. Remaining late fees will be collected through escrow.

Streets will be sealcoated in the spring.

Discount cards for Danny's Car Wash are available in the office.

### **QUESTIONS AND ANSWERS**

It was stated that the roving patrol does not stop at Stop signs and they do not observe the posted speed limits.

It was suggested that requests for feedback be sent separately from the ABEVA Brief.

It was reported that there are problems with excessive noise coming from the Wrigley Mansion late at night.

The Board was thanked for their service to the Association.

It was suggested that ABEVA negotiate with the Hotel to share in the cost of a walking trail along Thunderbird Trail.

There being no further business to come before the Membership, the 2005 Annual Meeting was adjourned.

Respectfully submitted,  
Jody Brown, Recording Secretary

**MINUTES & MORE**