

**2006 ABEVA ANNUAL MEETING
JANUARY 23, 2006
MINUTES**

WELCOME

Harvey Shrednick, Association President called the Annual Meeting to order at 6:30 p.m. by welcoming the Residents.

Mr. Shrednick thanked Sean Maddock, General Manager of the Resort, for supplying the room at a reduced rate as well as providing complimentary cookies and beverages.

Mr. Shrednick thanked Roberta Peterson and Bess Rodriguez for their efforts in organizing the Annual Meeting.

CONFIRMATION OF QUORUM

Suzanne Piper, Association Secretary, confirmed that there was a quorum represented. She further stated that the Affidavit of Meeting Notice has been signed.

INTRODUCTION OF BOARD MEMBERS

Board Members Dr. Arnold Serbin, Leonard Rodriguez, L. A. Larry Shafkind, Loren Kirkeide, Suzanne Piper (Secretary), Heather Litton, and Dr. Stephen Hoffman were introduced.

Board Members Bill Mee, Camille Ercolano (Vice President) and Lenny Rosenberg were not present.

Roberta Peterson, Executive Director of ABEVA, was introduced.

MINUTES

MOTION made and seconded to accept the Minutes of the 2005 Annual Meeting as presented. The motion carried.

CLARIFICATION OF VOTING

Ms. Peterson explained that the new law, ARS 33-1821 (planned communities) provided new rules for the use of proxies and absentee ballots for issues that come before the membership. The use of proxies is now prohibited, which did not affect ABEVA as they have used mail-in ballots for several years. One thing however was not clear – although a ballot must be mailed in by a certain date, the statute does not say you must also allow people to vote at the meeting if they have not already voted by mail. She asked if there were any Residents who did not vote by mail and who would like a ballot. Two Homeowners requested a ballot.

COMMUNITY UPDATE

Mr. Shrednick introduced **Greg Stanton, City Councilman** for the District. He mentioned the upcoming 872 million dollar Bond Election and urged Homeowners to vote. The view wall on 24th Street has been completed. Changes on Camelback Road included a fence in the median and countdown timers at the intersection. Construction will begin in March on the Camelback Underpass – it is intended that two lanes of traffic will be kept open. There are about 90,000 cars passing through the 24th and Camelback intersection each day. Squaw Peak Police Precinct will undergo extensive 15.8 million dollar renovation. Plans are available for review for a bridge and art work over the canal just west of 24th Street. Efforts are underway to improve water pressure in the area. There are also several zoning issues in mediation concerning 26th and Camelback (Hard Rock).

It was suggested by a homeowner that the landscaping down 24th Street is in need of renovation, particularly with the completion of the wall. There is concern about speed on northbound 24th Street – additional patrols can be done as well as putting out the trailers that monitor speed.

Mr. Shrednick introduced **Dave Peterson, City of Phoenix**, and Sue Lewin, Engineering Alliance. They spoke about the Camelback Pedestrian Underpass. Homeowners were given current information on the Underpass project. Mr. Peterson gave a brief review of the history of this project, pointing out that original plans were for a bridge overpass. Pedestrian count studies were completed in 2003, clearly indicating the need for a pedestrian walkway, and the decision was made to consider an underpass as opposed to an overpass. Environmental assessments have been completed, an art element has been established, utility companies, Westcor and the Esplanade have all been worked with. Low bid was not a factor – the City was able to select the best contractor for the project. It is hoped the construction contract will go to Council in February, with construction hopefully beginning in March. Cost is estimated to be about \$5 million. Although 3.3 million is secured 50/50 Federal & City,

additional funding is being arranged. There is also additional funding for landscape enhancement to the 24th and 20th street intersections.

Mr. Shrednick introduced **David Scholl, Senior Vice President of Development for Westcor**, who spoke about plans for Biltmore Fashion Park. The application process began in September 2005 and it is hoped construction will start this month. Parking renovations will begin immediately and all buildings will be refaced. Camelback parking will be addressed in April and May, with heavier construction on the buildings to be done in the summer. Final parking renovations in the northeast section should be done in October and November. A portico will be added over the valet area. The Gallery with renderings will remain open throughout the entire project and homeowners will be kept updated via a newsletter.

A homeowner suggested that work be started at a later time in the morning so as not to be a nuisance to resident in ABEVA. Mr. Scholl stated that the noise ordinance will be strictly adhered to. There will be no addition to the building heights at this time. Impact on selling space will be minimal. There will be about 60-70 additional parking spaces created.

Mr. Shrednick introduced **Sean Maddock, General Manager of the Resort**, who spoke about plans for the Resort. He reported that Hilton will be using the Biltmore and three other resorts to launch a brand – Waldorf-Astoria Collection Resorts and Spas. There will be enhancements to the quality of service, but no major changes to the look of the property. Ownership of the resort stays the same. All team members will remain. It is hoped there will soon be an announcement on a new spa development. The Wrights restaurant and Squaw Peak bar will be renovated.

A homeowner requested that a walking trail be considered going from 24th Street to the Resort. This has been discussed on numerous occasions. It was pointed out that the roadway coming from 24th Street is in horrible condition – the resort is only patching as problem areas occur during the construction of the two projects on Camino Acequia. There was concern by a homeowner that trees along Thunderbird Trail (near Taliverde) could be removed. Mr. Maddock said he was not aware of any plans for tree removals.

ASSOCIATION REMARKS

Mr. Shrednick read the ABEVA Mission Statement, stating that this is the Charter the Board operates under. He stated that a project has started with Thunderbird Trail, and an initial design of a walking trail has been discussed. It is felt, however, that nothing should be done until some of the construction is completed and construction traffic has decreased. The roads along the new condominiums will also be addressed.

ELECTION RESULTS

Mr. Shrednick announced that there were six candidates to fill six open positions. These positions will be filled by Camille Ercolano, Stephen Hoffman, Loren Kirkeide, Suzanne Piper, Leonard Rodriguez, and Harvey Shrednick. Election results were tabulated by the accounting firm of McEntee and Associates. Less than 25% of the residents voted in the election.

TREASURERS REPORT

Loren Kirkeide, Treasurer, reported that ABEVA Annual Dues remained at \$275.00. The current reserve fund will allow the Association to meet future major budgeted expenses.

Reserves will continue to accrue at a rate of \$12,000.00 per year. The Association is in great shape financially.

EXECUTIVE DIRECTORS REPORT

One of the largest amenities is the roving patrol. They make nine tours per day or in excess of 52,000 miles per year. About 3,393 incident reports were written in the past year, an increase of 516 over the previous year. Phone stickers are available at this meeting or from the office.

Through the Biltmore Area Partnership, three projects under way include the establishment of a rubber tire trolley, the pedestrian underpass and the possible establishment of a business district to provide enhanced service to the area. Updates will be given in the ABEVA Briefs.

Ms. Peterson also attends CAI Meetings on behalf of the Association, keeping the Board up to date on all new laws.

There were 278 homes that changed ownership in the past year, generating \$83,400 in additional income to ABEVA.

There are 34 Homeowners who have not paid their annual dues and demand letters have been sent.

There is a lot of information on the website, including the Minutes of all of the Board Meetings and the ABEVA Briefs.

Danny's Car Wash has supplied ABEVA with discount cards for car washes. The cards are available at this meeting.

OPEN FORUM

It was stated by a homeowner that the financials should have been more current rather than fiscal year end.

Dog droppings are increasing – homeowners are encouraged to clean up after their pets.

It was pointed out that people are walking in the streets as opposed to using the sidewalks.

There was a question from a homeowner if and when the residents were polled about high-rises. There was no community-wide survey completed. The Board had, however, supported leaving the height at 56' (mid-rise), but had stated in their letter that this was not the opinion of the board as a whole. It was suggested that a questionnaire be sent to the residents, or that residents be invited to voice their opinions via the website should this situation arise in the future.

In response to a question from the floor it was stated that a possible increase in fees could be needed if, at some future time, plans can be finalized for improvements to Thunderbird Trail and if ABEVA would be involved in funding these improvements.

There was a question from a homeowner if community wide gates have been brought up again. This has not been addressed.

It was pointed out that the old guard house on 24th Street should be addressed. This will be discussed at a future meeting with Mr. Maddock.

The Board was thanked for their hard work on behalf of the Association.

People who purchase the new condominiums will pay \$275.00 per year but will not be members of ABEVA.

Per traffic studies it is not felt that the new condominiums will significantly impact traffic volumes.

There being no further business to come before the Membership, the 2006 ABEVA Annual Meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Jody Brown, Recording Secretary

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