

**2007 ABEVA ANNUAL MEETING
JANUARY 22, 2007
MINUTES**

WELCOME

Harvey Shrednick, President, called the 2007 Annual Meeting to order at 6:30 p.m. by welcoming the residents.

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

Mr. Shrednick briefly reviewed the Agenda for the Meeting.

CONFIRMATION OF QUORUM

Suzanne Piper, Secretary, confirmed that there was a quorum represented and verified that the Affidavit of Meeting Notice has been approved.

INTRODUCTION OF BOARD MEMBERS

Board Members Dr. Stephen Hoffman, Heather Litton, Bill Mee, Suzanne Piper, Loren Kirkeide, Camille Ecolano, Lenny Rosenberg, Dr. Arnold Serbin, Leonard Rodriguez, and L.A. Larry Shafkind introduced themselves.

Roberta Peterson, Executive Director, was introduced.

MINUTES

MOTION made and seconded to approve the Minutes of the 2006 Annual Meeting as presented. The motion carried.

COMMUNITY UPDATE

Mayor Phil Gordon was present to speak to the Membership. He stated that he has made public safety his number one priority, adding over 300 sworn Police Officers. Two new Police precincts have been approved in northeast Phoenix and southwest Phoenix to improve response times. A new Fire precinct has been added in Paradise Valley. In order to make these improvements, the budget had to be cut in other areas. Almost 100,000 new jobs were created in the Valley over the past year. Education has also been a top priority. The nation's largest nursing school is located in the downtown area. Lowell School has a new program whereby students can see a nurse or a doctor everyday via a program conducted by U of A in Tucson. This program provides medical attention for other towns throughout Arizona. Pharmaceutical companies and medical imaging are moving to Phoenix, helping to make the future of Phoenix secure.

Mr. Gordon introduced Mark DeSimone, the new State Representative, who spoke briefly to the Membership.

Greg Stanton, Councilman, City of Phoenix, spoke to the Membership, thanking them for their patience during ongoing construction in the area. Recent zoning cases have resulted in better “branding” for the area. A new water system will be built for the area in an effort to improve water pressure. In the recent bond election a new precinct building was approved for the Squaw Peak Precinct. The Resort has approached the City with a request for a new spa; public meetings should be starting soon. There has been no request for new rooms.

There was a question about the Light Rail System. Phase I will be open at the end of 2008, beginning at Spectrum Mall, going south to Camelback, east to Central, and south to Washington/Jefferson, east to Tempe. Future phases will be going north and west.

There was a question about security in the under-bridge. The area will be very well lit with sunlight during the day and wall lighting at night.

Jenny Bush, Engineering Alliance, spoke about the Camelback Underpass. She passed around boards showing the phases of construction. More information can be found on the website. **Donna Isaac, Public Art Project Manager**, spoke to the Membership about the design and artistic concepts of the underpass, displaying boards showing what the underpass will look like. The pattern of the terrazzo carpet will be comprised of fifteen colors. Work should begin approximately the second week in February with completion anticipated by the end of March.

Scott Nelson, Westcor Assistant Vice President of Development, spoke about improvements in Biltmore Fashion Park. He indicated that Westcor is extremely pleased with the underpass and they are happy to be a part of that effort. He stated that it is the intent of Westcor to improve the retail space in the area. Phase II will include the introduction of two mid-rise towers, with one being residential. As of this date, no timeframe has been established.

In response to a question from the floor, Mr. Nelson stated that a mid-rise building can go up to 165 feet, possibly 11 to 13 floors. Retail will be at-grade with mixed-use components above that.

Also in response to a question from the floor, Mr. Nelson stated that the intent is to provide a one-of-a-kind shopping experience. Retailers will not be announced

until they have signed, however one new retailer is Calypso which is luxury boutique-oriented.

There was a question about the approximate demolition/construction timeframe for the east end. Occupancy would be expected around spring 2010.

ASSOCIATION REMARKS

Mr. Shrednick reported on the following:

- **Finances:** Operational expenses and Reserve expenses are doing well; there has been no need for an increase in the Association dues.
- **Landscaping/Architecture:** Pictures of projects accomplished in the past year were available for review.
- **Safety and Security:** This is a major concern for the community, with security provided by the roving patrols.
- **Relationships with Various Organizations:** The Association meets with the Resort on a quarterly basis. They also meet regularly with the golf club, and the Biltmore Fashion Park. The Association is also involved with the Biltmore area partnership and the Camelback East Village Planning Committee.

Mr. Shrednick thanked the Board Members for their service to the community. He stated that the Association has had a great year and he looks forward to more of the same.

Election Results: Ms. Ercolano, Vice President, announced that four of the five Board Members whose positions expire agreed to see re-election. New Board Members for the coming year are Marsha Finberg, Heather Litton, Bill Mee, Dr. Arnold Serbin, and L.A. Larry Shafkind.

TREASURERS REPORT

Loren Kirkeide, Treasurer, reported that there will be no increase in Association fees. As of year-end there was \$463,323.00 in the Association's Reserves. Looking forward to 2025 there are significant upcoming paving expenses. In looking at the Association's financial position it has been estimated that the Association should fall below \$100,000.00.

EXECUTIVE DIRECTORS REPORT

Roberta Peterson reported that one of major amenities is the roving guard. They complete nine tours per day, eight on the weekends. There were 4,940 incident reports in the past year, a substantial increase over the previous year due in part to more sub associations asking the patrol to monitor and tag cars parking the streets overnight.

Ms. Peterson serves on the Board for the Biltmore Area Partnership. Current projects being worked on include the establishment of a rubber tire trolley and the establishment of a business district. Updates are provided in the ABEVA Briefs as they become available.

Ms. Peterson represents the Association at CAI Meetings and keeps the Board updated on all new laws.

There were 124 homes that changed ownership in the past year, generating in excess of \$37,000.00 in income, about half of the amount generated in 2005.

There are 40 homes that have not paid their annual dues.

New Danny's Car Wash cards are not yet available; however they will continue to honor the 2006 cards until the new ones are ready.

OPEN FORUM

Trees and bushes along 24th Street were trimmed to allow for pedestrian traffic. There are upgrades planned for the entrance as well.

There was a question about recycling bins. Ms. Peterson stated she is not aware of any bins on the ABEVA property.

There being no further business to come before the Membership, the 2007 ABEVA Annual Meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Jody Brown, Recording Secretary

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