

**2008 ABEVA ANNUAL MEETING
JANUARY 23, 2008
MINUTES**

WELCOME

Harvey Shrednick, President, called the 2008 Annual Meeting to order at 6:39 p.m. by welcoming the residents.

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

CONFIRMATION OF QUORUM

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

INTRODUCTION OF BOARD MEMBERS

Harvey Shrednick introduced the Board Members; Loren Kirkeide, Bill Mee, Dr. Arnold Serbin, Dr. Stephen Hoffman, Marcia Finberg, Leonard Rodriguez, Camille Ercolano, and L.A. Larry Shafkind.

Board Member Heather Litton was unable to attend.

Roberta Peterson, Executive Director, was introduced as was her Assistant, Beryl Ross.

MINUTES

Financial Report – Last sentence: “In looking at the....Association **Reserves** should **not** fall below \$100,000.00.

MOTION made and seconded to approve the Minutes of the 2007 Annual Meeting as amended. The motion carried.

CLARIFICATION OF VOTING

Ms. Peterson stated that in accordance with the new legislation, anyone who did not mail in their ballot must be given the opportunity to vote at the Meeting. Ballots were distributed to those who needed them.

COMMUNITY UPDATE

Greg Stanton, Councilman, City of Phoenix, spoke to the Membership, reporting that the underpass has been completed and thanking the residents for their patience during construction. There are plans for additional clean-up and maintenance of the underpass. Zoning is approved for a new office tower on the southwest corner, however infrastructure problems within the City have delayed

the start of the project. Correction of the problem will require construction of a new pump station once an appropriate location has been found. The City is currently looking at 10% budget cuts from the City Budget. Homeowners are encouraged to attend the Budget Hearings. A Parks Initiative will be on the upcoming ballot; this is intended for the purchase of Sonoran Desert Land as well as increased maintenance and security for parks.

There was a question with regard to rumors of construction on the north side of Camelback, around 28th and 29th Streets. To date there have been no applications filed and no hearings scheduled.

There was a question with regard to the artwork downtown. Mr. Stanton stated that he did vote for this in spite of the budget deficit, adding the City is very strong on the capital side but not so strong on the maintenance side. There was further concern that the life span of the artwork is only ten to twelve years at which time the piece will have to be refurbished. Mr. Stanton stated that the art project is mainly a construction project which will put people to work.

There was a question with regard to estimated income from the Super Bowl. It is estimated to be several million dollars. Mr. Stanton further stated that the City has established a Police Department within the Police Department strictly for handling the Super Bowl.

Andrew Stegen, General Manager, Arizona Biltmore, spoke to the Membership, giving a brief review of his background. He stated that the Resort is owned by Morgan Stanley and managed by Hilton. The Resort is also a part of the Waldorf-Astoria. The Arizona Wing of the Resort will be renovated and will become the luxury portion of the Hotel complete with concierge services. The Biltmore Grill is also being renovated in the summer with completion anticipated in October. The Villas are also being renovated with help of the association and owners. It is anticipated that construction of the spa will be delayed until 2009 or 2010.

Potholes on Thunderbird Trail coming in to the Biltmore Resort are being repaired. Paving will be done once construction on Camino Acequia is completed to a point that the heavy vehicles will no longer be needed.

There is a new Executive Chef, Todd Sicoll, who recently transferred in from Boca Resorts.

Mr. Stegen announced that the Resort is sold out for the Super Bowl.

It was requested that the Resort address speeding issues with the Executive Car Company.

With regard to Parcel 20, Ms. Peterson reported that fees had been increased from \$10.00 per year to \$30,000.00. The Resort owns this Parcel with ABEVA, and agreed to pay the tax bill in its entirety, rather than it's 1/3 share, for two years while other options are reviewed.

TREASURERS REPORT

Loren Kirkeide, Treasurer, reported that there will be no increase in Association fees; they will remain at \$275.00 annually. He stated that dues had been \$360.00 in 2003, but they were reduced to \$300.00 at that time. They were further reduced to \$275.00 about three years ago. There is now a category in the Reserves for Community Enhancement. Financially the Association is right where they want to be.

There was a question with regard to a recent Reserve Study. There was one done about five years ago, but Ms. Peterson stated that ABEVA's only responsibility is for the roads although they take responsibility for some other areas. It was also stated that \$50,000.00 was transferred to the Reserves at year-end. It was suggested that the Board consider doing a Reserve Study.

STATE OF THE ASSOCIATION

Mr. Shrednick reported that 2007 was a very good year:

- **Finances:** Ms. Peterson does an excellent job with the financials and the Association is in a good financial position.
- **Landscaping/Architecture:** Upgrades are continually being done.
- **Relationships with Various Organizations:** The Association meets with the Resort regularly.
- All major crises are avoided.

Mr. Shrednick thanked the Board Members and staff for their service to the community.

ENHANCEMENT COMMITTEE

The trees on the small triangle going into Estates Loop Road have been replaced. In looking around the area it was determined that entrance areas looked shabby. As a result there will be upgrades to signage at the entrances as well as to the retaining wall along Lincoln. It is hoped that approval can be obtained to extend the retaining wall and remove the guard rail.

It was suggested that all signs be done with the font used for Resort signage. This may be considered in the future, however it is the intent of the Board to wait to see what the Resort intends to do.

There was discussion with regard to use of the roads in ABEVA for cut-through traffic. It was pointed out that some of these vehicles are actually going to office areas on Biltmore property, and they are entitled to use the roads, and in some cases the Association receives considerable payment for the use of the road. It is not felt that giving drivers "clickers" would be an effective way of moving or restricting traffic. It is not felt that gating the entrance would ever be approved.

There was a request for clarification on Parcel 20. Ms. Peterson reviewed the boundaries of the Parcel, indicating again that ABEVA and the Resort share ownership.

ELECTION RESULTS

Mr. Shrednick, in the absence of Ms. Litton, announced that the new Board Members are James Bell, Camille Ercolano, Stephen Hoffman, Leonard Rodriguez, Harvey Shrednick and Janice Ventura.

New Board Members were asked to stand and be recognized. Mr. Shrednick also thanked the six candidates who were not elected, encouraging them to stay interested in the Association.

EXECUTIVE DIRECTORS REPORT

Roberta Peterson reported that one of major amenities is the roving patrol. They complete nine tours per day, eight on the weekends, or in excess of 52,000 miles each year and drive over 639 speed bumps daily. There were 5,500 incident reports in the past year, a substantial increase over the previous year.

Ms. Peterson serves on the Board for the Biltmore Area Partnership. Current projects include the desire of formation of a rubber tire trolley and the establishment of a business district, Updates is given in the ABEVA Briefs.

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

There were 99 homes that changed ownership in the past year.

There are 67 homes that have not paid their annual dues.

There were four or five foreclosures/Trustee Sales in the past year.

The Website allows Homeowners access to Minutes, the ABEVA Briefs and other information that is pertinent to the Association. The Brief may also be distributed by email.

Danny's Car Wash cards are available at this meeting and in the office.

Ms. Peterson commended the Board Members for their service to the Association.

OPEN FORUM

A Homeowner asked for assurance that the Board will not take a position on height issues without notifying the membership. Mr. Shrednick serves on the Camelback East Village Planning Committee and speaks as a resident of the community.

There was a question about the Roving Patrol and whether the sleeping guards are noted by a Homeowner or by the Roving Patrol. Generally it is the Roving Patrol; all sleeping guard reports are faxed to the Property Manager for the specific sub-Association.

It was suggested that legislative changes be posted on the website for Homeowner review. Ms. Peterson will see that this is done.

Ms. Peterson will pass all Calls to Action on to the Board Presidents. They are encouraged to write or call their legislators with regard to legislation that may adversely affect the Association. This will be relayed by email.

There being no further business to come before the Membership, the 2008 ABEVA Annual Meeting was adjourned at 8:25 p.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE