

**2013 ABEVA ANNUAL MEETING  
FEBRUARY 12, 2013  
MINUTES**

**WELCOME**

Mark Monserez, President, called the 2013 Annual Meeting to order at 6:37 p.m. by welcoming the residents.

Mr. Monserez thanked the Officers from the Phoenix Police Department for attending the meeting and for all they do for the residents. He also thanked the Resort for providing the room and the complimentary cookies and beverages.

**CONFIRMATION OF QUORUM**

Marcia Finberg, Secretary, confirmed that Notice of the Annual Meeting was sent to all Members of records, and that there was a quorum represented. She verified that the Affidavit of Meeting Notice has been approved and signed in accordance with Article V, Section 5.6 of the ABEVA Bylaws.

**INTRODUCTION OF BOARD MEMBERS**

Board Member Camille Ercolano introduced Board Members Harvey Shrednick, Judy Shafkind, Marcia Finberg, Jay Swart, and George King.

Board Members were given a round of applause.

Mr. Monserez introduced the volunteers who had helped with sign-in and who help with other tasks during the year.

**MINUTES**

**MOTION made by Mr. King and seconded to waive the reading of the Minutes of the 2012 Annual Meeting and to approve them as presented. The motion carried unanimously.**

**BALLOTS**

The cut-off for mail-in ballots was Monday, February 11, 2013 at 5:00 p.m. Any Homeowners who have not voted or picked up a ballot at the door may obtain a ballot at this time so they can vote. These ballots will be counted and added to the mail-in ballots.

**TREASURER'S REPORT**

Mrs. Shafkind reported ABEVA is in good financial condition for the year ended October 31, 2012. There will be no change in dues for the coming year.

Homeowners were given an Income and Expense Summary for the year ending October 31, 2012 as well as the Annual Budget summary for the year ending October 31, 2013. Homeowners can receive a detailed breakdown of the Financials upon request.

Mrs. Shafkind reported the Reserve Study has been reviewed and updated with information extending out through 2041.

The Annual Review has been completed and is available to Homeowners upon request.

There was a question from the floor with regard to "Other Income". This is transfer fees and other miscellaneous income.

### **STATE OF THE ASSOCIATION**

Mr. Monserez reported on the following:

- Dues will remain the same for the coming year.
- Regular updates are provided through email blasts, the Brief, and the website.
- Board Meetings are held the 3<sup>rd</sup> Monday of each month; Homeowners are welcome to attend. Minutes of the Meeting are posted on the website.
- Mr. Swart serves as the President of the East Camelback Village Planning Association and keeps the Board updated on what is going on in the area.
- Security has been a big concern, both with the security company and the Phoenix Police Department.
- Landscaping continues to be maintained.
- Legal issues are handled through the Association's attorney. There have been three lawsuits in the past year.
- The Board is currently working on ways to conserve water.

### **RAFFLE**

Mr. Swart solicited raffle prizes from local partners and restaurants in the area. Raffle prizes included:

- \$50.00 gift certificate to Hillstone
- \$50.00 gift certificate to Chelsea's Kitchen
- \$40.00 gift certificate to Coup des Tartes
- Gift card from Miracle Mile
- Gift card from Miracle Mile
- Lunch for four at Adobe Club
- Three gift cards for Hava Java

Jay Swart has also served as Chair of the Security Committee. One of the accomplishments of the Security Committee was the development of the Emergency Guide which now serves as a guide for HOA's all over the City.

Mr. Swart reported the decision was made to hire off-duty Police Officers to patrol ABEVA. In addition, a marked Police Car patrols Loop Road. These services are paid for by the Homeowners living along the Loop Road.

The Police have apprehended:

- An individual who was video-taping homes, and who had a Rambo-type knife, drugs and drug paraphernalia.
- Copper thieves working in The Meridian area. On May 7, 2012, two people were seen stealing copper piping. A 911 call was placed and the Police helicopter landed to assist the Officers. The trial has been held and a theft ring broken.
- A person who had hit a man walking his dog. His trial has also been conducted and resulted in a conviction for leaving the scene of an accident.

Mr. Swart presented an award to the Phoenix Police Department for their efforts on behalf of ABEVA. They have caught 267 burglars, 443 aggravated assault, 77 armed robbers and 837 shoplifters. They have put on training classes for the residents, as well as being involved in numerous safety programs throughout the City.

There has been a high level of participation from the citizens in reporting suspicious persons or activities.

Mr. Swart thanked the Officers in attendance at this meeting, telling a little about each and what they have done for ABEVA. The Officers are under the leadership of Commander Gardner. He then presented the plaque to Commander Gardner.

Commander Gardner spoke briefly to the Homeowners, thanking them and the security staff for their willingness to work with the Police Department as partners.

### **ELECTION RESULTS**

Mr. Monserez stated there are currently several available positions on the various Committees.

There are five open positions on the Board. There were 481 ballots cast. New Board Members are Jim Bell, John Chilcot, Marcia Finberg, Judith Shafkind, and Jay Swart.

## **HOMEOWNER FORUM**

There was a question about the new ownership of the Hotel. Mr. Monserez stated they have not heard nor seen anything that would impact ABEVA Homeowners.

It was stated the Hotel is still managed by Hilton Corporation, and it is felt Hilton is taking the ABEVA Members very much for granted. Many of the residents give back a lot to the hotel and support it. It was suggested this Homeowner meet with the Board to discuss his views since the Board is concerned these are not the views they want to hear.

A Homeowner stated there is a house behind her that has been burned and is an eyesore. There is also a home on Thunderbird Trail that is in horrible condition. Mr. Swart stated the house that burned is involved in litigation and the other home is involved in bankruptcy. ABEVA will identify these homes and talk to Neighborhood Services to see what can be done.

Mr. Monserez stated ABEVA can only enforce something that is a direct violation of the CC&Rs. They can, however, contact the correct agencies to see who can do something.

The Biltmore Ladies Lunch Club meets monthly. It is a very casual group allowing the opportunity to the women in ABEVA to network.

A Homeowner thanked the hotel for coming to the rescue of Colony Biltmore Greens when it rained on the day of their annual meeting which was scheduled to be held outside.

In the ABEVA Brief it was stated ABEVA has an influence that extends beyond their borders. It is important to maintain this high standing and position in the Biltmore area.

A Board Member from Courts I thanked the Police Department for doing a walk-through of the grounds, a review of security, and for attending their annual meeting.

A Homeowner thanked ABEVA security for responding to a fire alarm that was set off.

A resident of Colony Biltmore Greens agreed with the need to have a strong presence in the Biltmore and surrounding area. She asked about the replacement of Robert Peterson and Beryl Ross.

Ms. Peterson retired and Ms. Ross took a position with a larger organization. At the present time there is a temporary Manager on-site; she will remain until a decision is made on what the Community's needs are. Resumes are being collected. The Board will keep the Homeowners advised as things move forward. In the meantime, the Board is taking on additional duties and are doing all they can to keep things running smoothly. To date there has been no detriment to the Homeowners.

Ms. Finberg asked Homeowners to let her know if there are specific issues they want to see addressed in the Brief.

There was a question with regard to whether any past Presidents or past Executive Directors have been interviewed. No, they have not.

There being no further business to come before the Membership, the 2013 ABEVA Annual Meeting was adjourned at 7:55 p.m.

Respectfully submitted,  
Jody Brown, Recording Secretary  
**MINUTES & MORE**