

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
March 15, 2010**

MEMBERS PRESENT ARE CHECKED:

James Bell	X
Camille Ercolano	X
Marcia Finberg	X
Steve Goldston	X
Stephen Hoffman	X
Heather Litton	X
Mark Monserez	X
Harvey Shrednick	X
Dr. Arnold Serbin	X
L.A Shafkind	X
Jay Swart	X

ABEVA STAFF PRESENT: Roberta Peterson, Executive Director and Beryl Ross, Administrative Assistant

GUESTS: Michael Kesselman of Colony Biltmore Greens (arrived late to meeting)

CALL TO ORDER: President, James Bell, called the meeting to order at 5:30 PM.

APPROVAL OF MINUTES: Heather Litton requested a revision to the Claremont committee report for the February 15th meeting to read: No changes in the previous month. A **MOTION** was made by L.A. Shafkind, seconded by Jay Swart and passed to approve the February 15, 2010 Meeting Minutes.

FINANCIAL REPORT: Stephen Hoffman reported that the financials show the Association within budget. A **MOTION** was made by Mark Monserez, seconded by Harvey Shrednick, and passed to acknowledge receipt of the February 15, 2010 Financial Reports.

EXECUTIVE DIRECTOR REPORT

Committee Assignments – The Board of Directors agreed to combine the Architectural, Landscape and Common Area Committee into one. See Committee list attached.

CB IV Tennis Courts – Marcia Finberg presented a special assessment letter mailed to all owners in Colony Biltmore IV. They are having a Special Assessment Meeting on April 13th. They will be voting to either assess, to remove or repair the tennis courts. Marcia will update us with the information at our next board meeting.

Councilman's Newsletter – Roberta Peterson asked if the board members would like her to forward the e-mail newsletter from Councilman DiCiccio onto them. All board members agreed to have Roberta forward the newsletter.

Lighting on Thunderbird Trail near 24th Street – Roberta Peterson received an email from a homeowner requesting the board ask the resort to install additional lighting outside of Taliverde and Colony Biltmore Greens. Roberta was asked to contact Andrew Stegen, General Manager of the Resort, and see when the new lighting he previous spoke of will be installed and where they would be located.

Ballots & Mitzi Manka – Roberta Peterson reported that the cost was \$2,432 to count the ballots and have Mitzi Manka, from McEntee & Associates, attend the annual meeting.

COMMITTEE REPORTS

CEVPC – Jay Swart reported that at the March 2nd meeting a request to build a Quick Trip on 44th St. and Palm Lane was reviewed. It was opposed 14-1 because among other items, the egress was into a neighborhood.

Claremont Committee – Heather Litton stated there was nothing new to report.

Legal Committee – James Bell and Mark Monserez meet with the 3 members of the Joint Maintenance Committee that serves the two associations north of Lincoln to discuss the gate built at the end of the underpass on the Grand Paseo. The Joint Maintenance committee was asked to take down two no trespassing signs on city property. This has been done.

A **MOTION** was made by Mark Monserez, seconded by L.A. Shafkind, and passed to send a Thank You letter and inquire if they have an annual date for locking the gate or giving us sixty days notice so we can notify our homeowners of the closing.

Security Committee – Jay Swart reported that the new Toyota Rav4 that was purchased at the end of February and is in service. The vinyl lettering will be placed on the vehicle within the next week. He also reported that he followed up after the annual meeting with both Charles Richardson and Steve Skarphol about security issues they discussed with him at that meeting.

Board members stated the desire to have a light placed on the top of the patrol car again. The Security Committee will review options for this.

NEW BUSINESS – Camille Ercolano expressed concern that all parties need to be made aware that ABEVA will not contribute any funds to the Biltmore Guard House/Greeter House or camera system. Steve Goldston made a **MOTION** to adopt a resolution which stated:

1. Because of the concerns to safety of our residents and guests due to the traffic issues which will arise upon the erection of the proposed guard house on Thunderbird Trail as set forth on the City of Phoenix project number 09-4462, the Board of Directors of ABEVA strongly opposes such construction; and, further,
 2. Should such a guard house be built, the Board will expend no funds in support of its operation, including any camera operations, and further,
 3. The Board strongly opposes the erection of any impediment to travel over Biltmore Estates Drive (commonly referred to as “the Loop Road” and will not financially support such devices or structure.
- MOTION** failed 10-1.

A **MOTION** was made by Steve Goldston to send a letter to the two parties to the Agreement, Pyramid Group and BCIC, informing them that should such Guard House/Greeter House be built on Thunderbird Trail, the ABEVA Board will expend no funds nor accept any financial responsibility in support of its operation, including any camera operations. Letters are to be sent by Certified mail. Motion was seconded by Heather Litton and passed.

ADJOURNMENT - A **MOTION** was made by L.A. Shafkind, which was seconded by Mark Monserez and passed to adjourn the meeting at 6:35p.m.

Respectfully submitted,

Beryl Ross, Recording Secretary

ABEVA Board Member

