

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

MEMBERS PRESENT ARE CHECKED:

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

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

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

APPROVAL OF MINUTES: A **MOTION** was made by L.A. Shafkind, seconded by Jay Swart and passed to approve the October 18, 2010 Meeting Minutes.

FINANCIAL REPORT: Stephen Hoffman reported that after his review of the October financials and year-end operating account we are under budget by \$52,050.81. A **MOTION** was made by L.A. Shafkind, seconded by Jay Swart and passed, to put \$45,000.00 in to the reserve account and acknowledge receipt of the October 2010 year-end Financial Reports.

COMMITTEE REPORTS

CEVPC – Jay Swart reported that he has not heard of a meeting for the Marijuana zoning. This will happen soon since the measure passed.

Jay reported that a land planer proposed a multipurpose auto related business on 36th St. and Oak. It was voted down.

Emergency Guide – Jay Swart brought in samples of emergency guides already in use. Roberta and Jay will put together a prototype of the 8 ½ x 11 pamphlet. They will make sure the basic fundamentals are covered with a disclaimer. When the Emergency Guide is finished, a copy will be distributed to all ABEVA homeowners. A **MOTION** was made by L.A. Shafkind, seconded by Jay Swart and passed to use no more than \$4,000.00 from the contingency budget.

BOARD DECISIONS

Biltmore Shores Artificial Turf Request – Jim Bell reported the legal committee meet and determined ABEVA does have jurisdiction over the grass area & common area belonging to the area of the sub association that faces 32nd Street.

Jim has reservations do to preserving the nature of ABEVA. A **MOTION** was made by Stephen Hoffman, seconded by Jay Swart and passed, to reject Biltmore Shores request to put artificial turf on their common area adjacent to 32nd Street.

Guard Raises/Holiday Bonuses – Roberta Peterson reported that the ABEVA guards normally receive their raises in November even if they had not worked a full year. Roberta asked the board if she could change from every November, to each guard hire date. A **MOTION** made by Steve Goldston, seconded by Jay Swart and passed to have Roberta distribute the money as she feels necessary since the money is already in the budget.

December 7th Biltmore Area Partnership Lunch – Roberta Peterson informed the board of the BAP lunch to be held on December 7th at the Blue Water Grill. This is the annual event where all are asked to bring unwrapped toys and gifts for Sojourner Center. The speaker will be from the Sojourner Center. Jim Bell will attend.

71 Biltmore Estates Drive – Roberta Peterson informed the board that, homeowners are starting to ask what ABEVA can do about the home that burned at 71 Biltmore Estates Drive on July 7, 2009. Roberta has spoken with the new owners and they continue to say, they are working with the insurance company. The owners hope to have a resolution soon from State Farm Insurance.

Fairway Lodge-Speed Bumps – It has been brought to the ABEVA board once before that homeowners are requesting speed bumps between Paul Harvey's home and the Fairway Lodge. Again the board stated that they need a written request from the Fairway Lodge board of directors requesting the speed bumps.

Holiday Party – Marcia Finberg offered her home again for our holiday party. It will take place December 13th.

Computers – The office has 2 old computers that Barry Loose from NorthStar Computers, has asked if we would like to donate to the Boy Scouts. He will make sure the hard drives are cleaned. It was approved by the board as long as he states on his letterhead that he will or has totally cleaned all info off.

NEW BUSINESS

Camille Ercolano requested ABEVA notify the Resort that, the Oleanders on Arizona Biltmore Circle, in front of the parking lot, have been cut so thin that you can see the gray wall behind it. According to the agreement with the Resort, they are to keep the block wall covered. Roberta Peterson will send a note to the Resort with photos.

Annual Meeting was set for Monday, February 7, 2011 at 6:30.

ADJOURNMENT – A **MOTION** was made by Heather Litton to adjourn the meeting AT 6:50 PM.

NEXT BOARD MEETING – The next meeting of the Board of Directors will be held on Monday, December 20, 2010 at 5:30 P.M. in the ABEVA office.

Respectfully submitted,

Beryl Ross, Administrative Assistant

ABEVA Board Member