

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
OCTOBER 18, 2010**

MEMBERS PRESENT ARE CHECKED:

James Bell	X
Camille Ercolano	
Marcia Finberg	X
Steve Goldston	X
Stephen Hoffman	X
Heather Litton	X
Mark Monserez	X
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

GUESTS & HOWNERS: Bruce Lawson of Biltmore Shores and Trish Morrison, property manager for the Biltmore Shores

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

OPEN FORUM: Bruce Lawson and Trish Morrison presented an Architectural Request on behalf of the Biltmore Shores HOA to convert turf along 32nd Street to artificial turf. They will also be converting all lawns within their community.

A **MOTION** was made by Mark Monserez, seconded by L.A. Shafkind, and passed to table until the Legal committee checks on ABEVA's legal responsibility for this area. Once that is established the Architectural Committee will review the request. All board members were requested to go into Biltmore Shores and view the 3 already converted homes. The board will let Bruce Lawson and Trish Morrison know of any decisions as soon as possible.

APPROVAL OF MINUTES: A **MOTION** was made by Mark Monserez, seconded by Jay Swart and passed to approve the September 20, 2010 Meeting Minutes.

FINANCIAL REPORT: Stephen Hoffman reported that after his review of the September financials that at year-end we are still on target to be under budget by \$40,000 -\$50,000. A **MOTION** was made by Marcia Finberg, seconded by Jay Swart and passed to acknowledge receipt of the September 2010 Financial Reports.

COMMITTEE REPORTS

CEVPC – Jay Swart reported that the committee reviewed and unanimously approved a scaled down version of a North restaurant, as is already in Kierland Commons in Scottsdale, at 40th Street and Meadowbrook. The building will be both restaurant and office space.

Jay also reported that the committee will be asked to review locations for zoning requests to open should the Marijuana law pass.

Claremont Committee – Heather Litton reported that a notification went out from Biltmore Greens to their homeowners to inform them how they can obtain Claremont Gate transmitters through the Greens Association.

Security Committee – Jay Swart reported that on 10/14/10 the battery on the patrol car died at 5:30 pm. Jay picked up a new battery at Checker Auto.

Jay is gathering information for the Safety Hand-Out. He will present the topic for consideration at the next board meeting.

ABEVA and Roberta Peterson were presented with the Caring Community Award. Roberta Peterson, Jay Swart, Steve Goldston and Beryl Ross attended the presentation.

BOARD DECISIONS

Update of Geneva Holdings Condominiums – Roberta Peterson has found out that Geneva Holdings is renting out at least 6 units. Geneva Holdings will be responsible for the annual dues of the units rented as the CC&RS for these units require them to pay once an occupancy permit is issued.

October 26th Biltmore Area Partnership Lunch – Roberta Peterson informed the board of the BAP lunch to be held on October 26th at Capital Grille. The speakers will be Karen Litton, Senior Property Manager and Kate Birchler, Senior Marketing Manager of Biltmore Fashion Park. Jim Bell and Jay Swart will attend.

Annual Assessments - Roberta Peterson reported that as of October 18th ABEVA has received assessment for 815 homes.

Update on Roger – Roger Rosdahl was released from the hospital and will return to work within the week.

NEW BUSINESS – L.A. Shafkind is requesting that Roberta obtain 3 landscape bids as he believes ABEVA is paying too much for landscape services. L.A. will assist Roberta in preparing the RFP.

ADJOURNMENT – A **MOTION** was made by Marcia Finberg, to adjourn the meeting 6:17 PM.

NEXT BOARD MEETING – The next meeting of the Board of Directors will be held on Monday, November 15, 2010 at 5:30 P.M.in the ABEVA office.

Respectfully submitted,

Beryl Ross, Administrative Assistant

ABEVA Board Member

