

## **ABEVA 2015 Annual Homeowners Meeting**

Arizona Biltmore Resort  
2400 E Missouri Ave. Phoenix, AZ 85016  
February 10, 2015

**BOARD MEMBERS PRESENT:** George King, Jim Bell, John Chilcott, Rebecca Heath, Michael Braden, Judith Shafkind, Mark Monserez, and Michael Leeman

**BOARD MEMBERS ABSENT:** David Damron

**Management Present** – Carol Jones

**Homeowners Present** – Various

**Guests** – Sheila Foley, Manager for Arizona Biltmore Resort and Scott Carpenter, Partner at Carpenter, Hazlewood, Delgado, & Bolen P.C.

- I. Call to Order** – The Annual Homeowners meeting was called to order by Board President Jim Bell at 6:30 pm. Jim thanked all those in attendance at this meeting and also thanked the Arizona Biltmore Resort for the use of the room and the refreshments.
- II. Affidavit of Meeting Notice and Quorum** – The Affidavit of Meeting Notice was mailed out in accordance with applicable state laws and a signed copy is on file in the ABEVA office as certified by Board Secretary Mark Monserez. Mark Monserez also verified that quorum was met either by in person attendance or mail in ballot for this meeting.
- III. Introductions** – The following members and volunteers were introduced to the audience:
  - Jim Bell current Board President who has served on the ABEVA Board of Directors for more than 5 years.
  - Judith Shafkind has served on the ABEVA Board of Directors for more than 2 years as Board Treasurer.
  - Mark Monserez has served on the ABEVA Board of Directors for more than 5 years and is currently in the position of Board Secretary.
  - George King has been a member on the ABEVA Board of Directors for more than 5 years total and is currently in the position of Board Vice President.
  - John Chilcott has served on the ABEVA Board of Directors for over 2 year as Board Member at Large.
  - David Damron, who was not present, has decided not to run for re-election.
  - Rebecca Heath has served on the ABEVA Board of Directors since August 2013.
  - Michael Braden has served on the ABEVA Board of Directors since August 2013.
  - Michael Leeman has served on the ABEVA Board of Directors since February 2014.The following Volunteers, Employees, and Vendors were thanked for their services:
  - La Rita Mason – Sign In Volunteer
  - Kimberly Fringer – Sign In Volunteer
  - Jim Roberts – Architectural Committee
  - Mitzi Manka – CPA for Ballot Counting
  - Carol Jones – Community Manager
  - Jennifer Harris – Recording Secretary

*Approved at February 4, 2016 Annual Meeting*

- IV. Approval of 2014 Annual Homeowners Meeting Minutes** – Reading of the February 11, 2014 ABEVA Annual Homeowners meeting minutes was waived. A motion was made by George King to accept the 2014 ABEVA Annual Homeowners Meeting minutes as submitted. The motion was seconded and carried unanimously.
- V. Nominations from the floor** – Board President Jim Bell asked if there were any nominations from the floor for the available Board of Directors openings. There were no nominations received.
- VI. Guest Speakers** – Attorney Scott Carpenter was present to introduce himself and thank the ABEVA Homeowners for the opportunity to serve the community. Arizona Biltmore Resort General Manager Sheila Foley then introduced herself and spoke on behalf of the Resort to share the following information:
- Guest rooms and 2 ballrooms were renovated in 2014 with additional renovations planned for 2015.
  - Biltmore block restoration is ongoing in an effort to preserve the historical elements of the Resort.
  - The Concours D'Elegance Car Show was held in January 2015 and will be held again in 2016.
  - KSL Asset Management is not planning to expand the Resort.
  - The Villas are part of the Resort, although available for sale, and are included in the room count of 750 total.
  - The Arizona Biltmore Resort is owned by the Commercial Real Estate Investment branch of the Singapore Government known as GIC.
  - The Concours Car Show, Pro Bowl, and the Super Bowl XLIX events resulted in maximum occupancy for the Resort during that time period.
- VII. Financial Reports** – Treasurer Judith Shafkind reported that ABEVA continues to be in good financial standing and there has not been any increase in the Annual Assessments. Judith reported on planned expenditures regarding road maintenance, landscaping renovations, and conversion of street lights to LED lighting. A motion was made by Judith Shafkind to accept the financial year-end reports as submitted. The motion was seconded and carried unanimously. A homeowner requested to view the financial reports and Manager Carol Jones responded that the financial statements are available in the ABEVA office and that the statements are audited on an annual basis.
- VIII. State of the Association** – Board President Jim Bell noted that the expenditures reported by Treasurer Judith Shafkind are currently the largest projects that the ABEVA Board is working on.
- IX. Announcement of Election Results** – CPA Mitzi Manka tallied the ballots received either in person at this meeting or those that were mailed in. Manager Carol Jones announced the results from the election as follows:  
Jim Bell  
John Chilcott  
Michael Braden  
Judith Shafkind  
Phil Tibi
- X. Open Discussion** – The following topics were discussed by the Homeowners:

- Guardhouse Occupancy on Biltmore Circle – Board President Jim Bell stated that the guardhouse on Biltmore Circle was to be occupied in the event that the Resort expanded but there are no plans to expand the Resort at this time per Arizona Biltmore Resort General Manager Sheila Foley.
- Additional Residences – Phil Tibi reported that there are 15 more residences planned for Biltmore II.
- Biltmore Ladies Lunch – is a monthly gathering held for Biltmore area residents and professionals who wish to meet and network. Additional information can be found in the ABEVA Brief publication.
- Street Maintenance – Manager Carol Jones reported that Arizona Biltmore Circle, 24<sup>th</sup> Place, Biltmore Estates Drive, Colter Street, Claremont Avenue, and the Loop Road are scheduled for maintenance improvements over the next 2 years. Treasurer Judith Shafkind noted that the roads are maintained by ABEVA utilizing assessments collected from residents and commercial property owners.
- Security – Board President Jim Bell explained that the roving patrol service is provided by Securitas with incident reports available upon request in the ABEVA office. The Board encouraged residents to establish their own personal security measures and that the Phoenix Police can provide further detailed information on crime statistics in the area.

**XI. Adjournment** – There being no further business to discuss at this annual homeowners meeting Board President Jim Bell thanked all those who attended and the meeting was motioned to adjourn at 7:10 pm by George King. The motion was seconded and carried unanimously.

Respectfully Submitted,  
Jennifer Harris  
Recording Secretary