

## ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
September 16, 2013

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

**BOARD MEMBERS ABSENT:** None

**Homeowner's Present** – None

- I. **Call To Order** – The Board of Directors meeting was called to order at 5:30 pm by Board President George King.
- II. **Homeowner Forum** – None
- III. **Approval of Minutes** – A motion was made by David Damron to accept the August 19, 2013 minutes as submitted. The motion was seconded by Mark Monserez and carried unanimously by the Board.
- IV. **Financial Reports** – Treasurer Judith Shafkind noted that expenses are under budget year to date. A motion was made by Judith Shafkind to accept the August 2013 financial reports as submitted. The motion seconded by Michael Braden and carried unanimously by the Board.
- V. **Management Report** – Manager Jodi Henderson reviewed the budget variances included in the management report. The following items were discussed with the Board as part of Jodi's ongoing list of to do items:
  - Annual assessment mailing will be sent out prior to October 1, 2013
  - John Chilcott has agreed to assist with document destruction once fall approaches with cooler weather
  - Jodi will be contacting ABEVA sub-associations in an effort to attempt to collect resident's email addresses
  - Cloud based server for document storage and retrieval is still being researched to find the best option for the ABEVA office
  - Jodi working on bids for the landscaping contract
- VI. **Old Business** – The following items were reviewed by the Board as follow up from previous meetings:
  - Welcome extended to new Board Members – David Damron, Michael Braden, and Rebecca Heath
  - Committees – The Board offered existing and new Board Members the opportunity to participate on Committees for the Association.
  - Biltmore Area Partnership (BAP) – Board President George King noted that he has spoken to members of BAP and they stated that the group is in the process of reorganization. John Chilcott will be attending the next BAP meeting to report back to the ABEVA Board to help determine if ABEVA will definitely cease participation in the Biltmore Area Partnership.
  - Legal policy update – Carpenter Hazelwood's office has executed a policy to identify who has the authority to incur legal fees on behalf of the Association and this has been added to the governing documents per Jodi.

Approved at 10.21.13 Board Meeting

- 135 properties have closed year to date in ABEVA

**VII. New Business**

- Potholes – Jodi presented 2 proposals to repair potholes at Colter and 31<sup>st</sup> Streets and at the Claremont west gate. A motion was made by Mark Monserez to accept the proposals. The motion was seconded by Jim Bell and carried unanimously by the Board.
- 2013/2014 Budget – A motion was made by Jim Bell to accept the proposed 2013/2014 budget as presented with a \$275 annual assessment per residential unit. The motion was seconded by David Damron and carried unanimously by the Board.
- BRIEF – Mark Monserez asked the Board what type of articles they would like to see in the BRIEF going forward. Mark reminded the Board that articles should be relevant to residents/homeowners.
- Presidents of ABEVA sub-associations – Board President George King proposed that sub-association Board Presidents be invited to attend an ABEVA meeting, one president invited per meeting, so as to allow them the opportunity to participate in open session with the ABEVA Board.

**VIII. Committee Reports**

- Architectural & Legal – No reports
- Collection Policy – Jodi reminded the Board that the policy on file has not been presented to the Homeowners yet. The Board agreed to keep the current collections practices in place until further notice. If a collection policy is approved it will be made available via the BRIEF.

**IX. Calendar** – The next Board of Directors meeting will be held on Monday October 21, 2013 at 5:30 pm.

**X. Adjourn** – There being no further business to discuss the meeting was motioned to adjourn at 6:15 pm by David Damron. The motion was seconded by Rebecca Heath and the meeting adjourned.

Respectfully Submitted,  
Jennifer Harris  
Recording Secretary