

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
January 17, 2022

Board Members Present: Will Hawking, Judith Shafkind, Wes Balmer, John Lynch, Keith Mishkin, Garnet Harding, and Bill McKay

Board Members Absent: Steve Helm, Mark Monserez

Management Present: Carol Jones

Guests: Dan Kessler - Reserve Study, Jonathan Ebertshauser, Esq.

Homeowners- Rebecca Heath (Biltmore Greens 3-6), Kathleen Baldree (Biltmore Greens 3-6) and Steve Mirer (Biltmore Greens 3-6), Theo

I. Call to Order - Vice-President Will Hawking called the Board of Directors meeting to order at **5:30 pm**

II. Homeowner Forum –

- a) There is a state statute allowing homeowners to speak before the Board takes any formal action and it does not appear that is happening. For example, why has the committee been reluctant to solicit feedback from the homeowners? The committee is willing to obligate ABEVA for years on this project and the maintenance of another association's property, which has not been approved by the Board. Bill McKay replied to this stating it would be too expensive and take too much time to do a survey.
- b) As a community, we are not getting the best bang for our buck. This project is addressing other HOA areas but not Greens 3-6, why not, they pay the same amount in dues as the other associations. Let the hotel absorb some of these costs. Owners are frustrated. There are more owners that pay who won't benefit from this project than the number of owners that will. Why not use the money to benefit the other communities instead of the hotel's entrance? A benefit for the people who have paid into ABEVA.

III. Approval of Minutes-Garnet Harding motion to approve the December 20, 2021, Open Session meeting minutes. Will Hawking made the second. All in favor. Motion carried. The edits discussed are inconsistent with the actual meeting

IV. Financials – The reserve transfer has been increased in the 2021-2022 Budget to \$19,533.00. The November & December transfers were \$13,000.00. The difference of \$13,066 (\$6,533.00 for each month) needs to be transferred. **Judith Shafkind motion to approve the December 2021 financials. Wes Balmer made the second. All in favor. Motion carried.**

V. Old Business

- **Website** – The rough draft of the website has not been viewed by all the Directors; therefore, this is tabled until the next meeting. Keith Mishkin will provide a picture for the homepage of the website.
- **2022 Annual Meeting/Elections/Online Voting – The Board unanimously approved Online voting at the October 18, 2021, meeting.**
Garnet Harding stated Steve Helm approved moving forward with sending out paper ballots using a 3rd party company “because the ABEVA office was not ready or able to accommodate this last-minute thing. It was too much work for the ABEVA office.” Vision Management said they could get it out within 5 business days of receiving the information. Garnet continued with “Steve approved Keith Mishkin to be the Chair of the Election Committee.”
 - a) **Garnet Harding motioned to send out a paper ballot to all the ABEVA residents in addition to the online Voting ballots that are going out. To have a 3rd party oversee the creation, distribution, tabulation, and digital referencing of the votes as they are tallied. This includes cross-referencing with online**

votes to avoid redundant votes. Keith Mishkin made the second. The vote is 5-1 in favor. Motion carried.

- b) Garnet Harding motioned to have Vision Community Management (manages Colony Biltmore Greens) create, print, mail, and process the 2022 election ballots for \$2.25 per door, approximately \$3300.00 this also includes all the paper, envelopes, postage, and pre-paid postage return envelopes.

Keith Mishkin made the second. Vote 5-1 in favor. Motion carried.

- c) Keith Mishkin motioned to include the candidate's Bios as originally submitted. This includes keeping the link to the ABEVA website. Wes Balmer made the second. Vote 5-1 in favor. Motion carried.
- **2 Biltmore Estates Landscaping** – A piece of land in front of 2 Biltmore Estates is not currently being maintained. Previously, 2 Biltmore Estates maintained the area until mid-2021. It has been determined the area is owned by SRP, but they are not going to maintain it. 2 Biltmore Estates is unwilling to split the cost of maintaining the area together with ABEVA. However, ABEVA cannot take area without the approval of 2/3rds of the ABEVA membership per the CC&Rs. Carol will contact SRP regarding this area.

VI. New Business

- **Insurance** – The proposed insurance has significantly increased from 2021. The Commercial Liability amount may be a mistake. Keith Mishkin motioned to approve the proposed Insurance quote but not to exceed \$26,811.00. If it is not a mistake, then it should be brought back to the Board with additional quotes. Garnet Harding made the second. All in favor. Motion carried.

VII. Committee Reports

- **Architectural**
 - a) **Taliverde & Colony Biltmore Greens Oleanders**- There has not been any communication from anyone about this subject.
 - b) **Biltmore Square Artificial Green** – The request to remove the stucco pony wall across from the hotel's construction entrance has been approved.
- **Beautification**
 - a) **Street Name Change** – Bill McKay said the letters for the endorsement of the street name change are in the Board packet. The letters were not in the Board packet per Garnet Harding. The letters went out separately. Bill McKay motions to distribute the street name change letters as written and signed by Steve Helm, President. Tabled until the Executive Meeting.
 - b) **Entrance Project** - Bill McKay stated there was a distribution today of Greey Pickett's Milestone and Timeline. Bill McKay motioned to approve the Milestones and Timeline. Wes Balmer made the second conditionally on obtaining a more compressed timeline. Greey Pickett needs to add to their schedule the City of Phoenix requirements for site plan approval and any amendments to the current site plan. Vote 5-1 in favor. Motion carries.
- **Security Committee**
- **Employee Review**

VIII. Adjournment – There being no further business to discuss, a motion was made and seconded to adjourn to the Executive Session Meeting. All in favor, the Open Meeting adjourned at 8:07 pm.

Respectfully,

Beth Rose
Administrative Assistant