

ABEVA BOARD OF DIRECTORS MEETING

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

Board Members Present: Garnet Harding, John Lynch, Will Hawking, Wes Balmer, Mark Baldree and Bill McKay

Board Members via Phone: Mike Fallaw and Keith Mishkin

Board Members Absent: Tiffany Siegel

Management via Zoom: Beth Rose

Homeowners- Esther Battock, Richard Arroyo, Mark Arndt, Rebecca Heath, Kathleen Baldree

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at **5:41 pm**
- II. **Homeowner Forum** –
Biltmore Square will be submitting an architectural request for artificial turf. The hotel already installed artificial turf - an unapproved rough draft will be emailed to Mark
Checking on the status of the Beautification Committee and their request for more money
How much has the Beautification Committee spent and for what?
- III. **Approval of Minutes-** Mark Baldree motioned to approve the September 19, 2022, Open Meeting minutes. John Lynch made the second. All in favor, the motion carried
- IV. **Financials** – Bill McKay motioned to approve the September 2022 financials as presented. Mark Baldree made the second. All in favor, motion carried.
- V. **Old Business**
 - **Landscaping** – The weekly service from the new company has not been consistent. Garnet and John have both spoken with the owner and have been assured that the supervisor will be on top of everything. The estimates for trimming the oleander, cleaning the tunnel area, winter flowers, and winter grass, requested in September have not been received.
 - **2022 Financial Review & Taxes** – Wes Balmer motioned to approve the proposal as presented for the financial review and tax preparation at the cost of \$3250. Mark Baldree made the second. All in favor, motion carried.
 - **Annual Assessment Statements** – The statements for the annual assessment have been mailed to all the homeowners.
 - **Status with Colony Biltmore Greens** – The Architectural Committee has “Conditionally Approved” CBG plans for the area along 24th Street. They are also working with the city on plant material. Currently, everything is moving forward.
- VI. **New Business**
 - **2 Biltmore – SRP Parcel** – The area in front of 2 Biltmore is managed by SRP. 2 Biltmore turned off the water to this area over a year ago and all the vegetation has died. SRP has been informed this is a potential fire hazard, but they have not done anything. ABEVA does not have authority over this parcel and cannot legally spend money on it. A letter is to be written to SRP by the 3 entities.
 - **Reserve Study** – A legal opinion has been obtained from Scott Carpenter about following the reserve study. Money should not be “borrowed” from a line item and used for something else, even if the maintenance is deferred. The Board wants a better understanding of the reserve study.
 - **Donations** – Paul Hanson, of Butler/Hansen, explained that ABEVA will have to pay taxes on any money received, even donations. ABEVA is not set up as a 501 (3)(c), anyone who donates money will not receive a tax deduction.

- **Annual Meeting Mailing** – A proposal has been received for the Annual Meeting. Additional proposals are needed to compare prices. Contact Vision Management which helped with last year’s mailing for a proposal.
- **Email Subject Line**- If on a chain email and the subject changes, be aware to change the subject line. This helps when trying to search for an email later.
- **Officer Position** – Due to the current Treasurer’s work and other commitments, Keith felt it would better serve the Board if there were an interim treasurer. Mike Fallaw will be the interim Treasurer until after the elections in February 2023.
- **Roving Patrol – Super Bowl** – A proposal for extra patrol during the Super Bowl was presented. Since it is an item not in the operating budget and not necessary, the Board did not approve it.
- **Meeting Schedule for 2022** – The October meeting will remain the same. Both the November and December meetings will be moved up a week earlier due to the holidays. The date changes will be posted on the website and in the BRIEF.

VII. Committee Reports

- **Architectural**
 - a) **Crocker Property**- The owners have not responded to the letter about bringing their property up to ABEVA standards. Drawing of ideas has been given to them. If they do not comply, ABEVA may be forced to do the work and assess the owner for the cost of the work.
 - b) **#95** – The site plan did not include property lines, but the result should be fine.
 - c) **Fine Policy** – A Fine Policy needs to be adopted.
- **Beautification**
 - a) The committee is going considering taking money from the other 2 entrances and putting it towards the entrance on 24th Street
 - b) **Street Name Change** – The committee will be doing a presentation to the Camelback East Valley Planning Committee on November 1st for the street name change.
 - c) **Report** – The committee rejected the most current plans. The plans are like a “Garden with Curbs” and that is what \$800,000 will get them.
 - d) **Additional Funds from ABEVA Reserves** -The Committee would like to have a meeting with ABEVA’s bookkeeper to determine if there are future funds that can be allocated to the Beautification project. The Board must reconsider the potential of increasing the Beautification budget up to some safe number. *Bill McKay wanted the point to be made “In the next 5 years there is about \$60,000 in furniture replacement”*

Will hawking motioned for a meeting to be set up with Drew (bookkeeper), Mike Fallaw, Garnet Harding and Bill McKay to understand the health of the reserves, how to use the money, and the cash flow over the next 5 years by the end of the week. Bill McKay seconded the motion.

- **Communication Committee**
- **Employee Review**

VIII. Adjournment – There being no further business to discuss, Wes Balmer, made a motion to adjourn the Open Meeting. John Lynch made the second. All in favor, the Open Meeting adjourned at 7:05 pm.

Respectfully,

Beth Rose