

**2012 ABEVA ANNUAL MEETING
FEBRUARY 2, 2012
MINUTES**

WELCOME

James Bell, President, called the 2012 Annual Meeting to order at 6:37 p.m. by welcoming the residents.

Mr. Bell thanked the Resort, for providing the room and the complimentary cookies and beverages at a reduced rate.

CONFIRMATION OF QUORUM

Marcia Finberg, Secretary, confirmed that Notice of the Annual Meeting was sent to all Members of records, and that there was a quorum represented. She verified that the Affidavit of Meeting Notice has been approved in accordance with Article V, Section 5.6 of the ABEVA Bylaws.

INTRODUCTION OF BOARD MEMBERS

Board Members Judy Shafkind, Camille Ercolano, Harvey Shrednick, Mark Monserez, Stephen Goldston, Marcia Finberg, Stephen Hoffman, Jay Swart, and Richard Arroyo were introduced. Board Member David Damrom was unable to attend the Annual Meeting.

Other introductions included:

Roberta Peterson, Executive Director of ABEVA
Beryl Ross, ABEVA's Administrative Assistant – not present
Jody Brown with Minutes & More

MINUTES

MOTION made and seconded to waive the reading of the Minutes of the 2011 Annual Meeting and to approve them as presented. The motion carried unanimously.

BALLOTS

The cut-off for mail-in ballots was Wednesday, February 1, 2011. Homeowners who have not voted or picked up a ballot at the door may obtain a ballot at this time so they can vote. These ballots will be counted and added to the mail-in ballots.

TREASURER'S REPORT

Mr. Goldston reported ABEVA has had a good year for the year ended October 31, 2011. Revenues continue at a high rate despite the challenging economy.

Vigorous collection efforts by the Executive Director have resulted in a continuing low bad debt rate. Staff works with the banks and title companies to maximize collection of past due amounts and transfer fees upon sale of a property.

The Staff and Board continue to monitor ABEVA's outlays. The analysis and rebid of the landscaping contract will result in a significant annual savings. Previous board member and Landscape Committee member Mr. Shafkind was thanked for his professional assistance in this project.

ABEVA continues to transfer adequate funds into the reserve account to pay for anticipated future capital projects and periodic maintenance.

As a result of the financial diligence by the Board and Staff, dues will remain at \$275.00 per year.

The annual review has been completed by Cleveland, Estes and Avellone. Homeowners can get a copy of the review by contacting the ABEVA office.

STATE OF THE ASSOCIATION

Mr. Bell reported on the following:

- Dues will remain the same for the coming year.
- There have been no major issues for the Board to deal with, and what they have dealt with has been done easily and efficiently.
- There were six candidates for the Board, with six open seats.

SECURITY COMMITTEE

Jay Swart has served as Chair of the Security Committee. Other Committee Members were Camille Ercolano and Steve Hoffman. Mr. Swart reported the Roving Patrol responded to 6,232 calls in the past year with calls covering alarms, burglaries and robberies, suspicious persons, disturbances, emergency vehicles, property damage, property theft, vehicle theft, water leaks, open windows and garage doors and open pool gates. Over 1,000 were open garage doors during the night.

Homeowners were encouraged to pick up a copy of the new Emergency Guide.

About 85% of the uniformed personnel were changed during the year in an effort to improve the quality of service being provided. A new vehicle was also purchased this year. The purchase vs. lease saves ABEVA \$6,000-\$8,000.

There has been concern about the large trucks parked on Biltmore Circle and the Board worked with the Resort to have these vehicles moved to a different staging area.

GREG STANTON, CITY OF PHOENIX MAYOR

Mr. Stanton was present to address the Homeowners. He stated his belief the City is at a crossroads, adding the City turns 133 years old in a few days. The City will be partnering with Mayo Clinic, ASU and U of A to assure best use of the land surrounding Mayo Clinic; this area will be heavily populated with medical service and research facilities. The City had contracted with an outside firm to look at the Phoenix Police Department, and their recommendation was to drastically downsize the Police Department while still improving efficiency. Decisions are being made on where future spikes of the light rail will be, with areas to the north and to the south of the Phoenix downtown area being considered. Mr. Stanton stated he is very responsive; he can be reached by phone, by Facebook, and by Twitter. People who contact his office will receive a response.

There was a question with regard to potential for internet connectivity. Mr. Stanton responded this is in development, adding one of world's leading super computers is being built near the airport. Access to this super computer will be worldwide, and it can be accessed by the public as well.

There was a question with regard to whether Mr. Stanton is concerned about anything in the Legislature this year. He responded there will be fewer attacks on the City's coffers this year, but there will be legislation addressing operations.

In response to a question from the floor, Mr. Stanton stated it will be necessary to determine which entity is best equipped to manage air quality.

ELECTION RESULTS

Mr. Monserez stated there are currently six available positions on the Board. Election results were tabulated by the accounting firm of McEntee and Associates, with 390 Homeowners voting in this Election.

New Board Members are Stephen Hoffman, Stephen Goldston, Harvey Shrednick, Camille Ercolano, George King, and Mark Monserez.

HOMEOWNER FORUM

There was a question about the PUD. At the present time no definite plans have been made likely due to the economy.

There was a question with regard to whether the Board met with Mr. Colangelo. Ms. Peterson stated she meets with Mr. Colangelo and his team on a monthly basis, and while they have plans to do various things, nothing specific has been shared. Information will be put in the ABEVA Brief as it becomes available.

In response to a question from Mr. King it was stated Biltmore Loop is a private road although ownership of the road is not clear.

There was a question with regard to repairs to Thunderbird Road and whether consideration has been given to the use of rubberized asphalt. There has been discussion with the Resort about this, as they are the responsible party. They were meeting in Boston last week in hopes to have the budget which includes the road approved.

The Biltmore Ladies Lunch Club continues to meet, providing a wonderful networking opportunity for the women in ABEVA to network. The next meeting is Friday, March 9. Dates are published in the ABEVA Brief.

There was a question with regard to the Roving Patrol being trained in CPR and whether they should be called in a medical emergency. They are trained; however Homeowners should first call 9-1-1. The Roving Patrol can then be called as well so reports can be filed.

There was a question about the camera feeds in the guard house on Thunderbird Trail and where they go. ABEVA has no access to the camera feeds, but it is believed they go to the corporation that installed them.

There was a question with regard to what is expected of the Roving Patrol. They drive the property all day, but have no set "pattern" for their travels. In a 24 hour period they will go through each Association eight or nine times.

It was suggested the various residential areas work together to increase buying power for the installation of cameras and monitoring services.

Homeowners should contact the ABEVA office if there are things they would like to see addressed in the ABEVA Brief.

There being no further business to come before the Membership, the 2012 ABEVA Annual Meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Jody Brown, Recording Secretary
MINUTES & MORE

ABEVA
February 2, 2012
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