

**ANNUAL MEETING**  
**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION**  
**THURSDAY, FEBRUARY 16, 2017- 6:30 P.M.**  
**ARIZONA BILTMORE RESORT –The Gold Room**

Board Members Present: Jim Bell, Michael Leeman, Steven Helm, Phil Tibi, Will Hawking, Judith Shafkind, Mark Monserez and Arnold Braasch

Management Present -Carol Jones

Guests-Resort Manager Ryan Fitzgerald, Chris Vetter from Transcend Security and attorney Jonathan Ebertshauser of Carpenter, Hazelwood, Delgado & Wood.

- I. **Welcome** – Board President Jim Bell called the meeting to order at 6:32pm.
  - a. **Establish Quorum**–The Affidavit of Meeting Notice was mailed in accordance with applicable state laws and a signed copy is on file in the ABEVA office as certified by Board President Jim Bell. Jim Bell also verified that quorum was met either by in-person attendance or mail-in ballot for this meeting.
  - b. **Introduction of Board Members & Guests** –Jim Bell introduced the following members to the audience:
    - Jim Bell current Board President who has served on the ABEVA Board of Directors for more than 5 years.
    - Judith Shafkind current Board Treasurer who has served on the ABEVA Board of Directors for more than 3 years and also serves on the Security, Election and Employee Review Committees.
    - Mark Monserez current Board Secretary who has served on the ABEVA Board of Directors for more than 7 years and serves on the Legal and Architectural Committees.
    - Phil Tibi who has served on the ABEVA Board of Directors for 2 years and serves on the Finance and Security Committees.
    - Will Hawking who has served on the ABEVA Board of Directors for about 2 years and serves on the Security Committee.
    - Michael Leeman current Vice President who has served on the ABEVA Board of Directors for 3 years and serves on the Architectural and Employee Review Committees.
    - Steve Helm who has served on the ABEVA Board of Directors for 2 years and serves on the Employee Review and Security Committees.
    - Arnold Braasch who was elected last year and serves on the Architectural and Election Committees
  - c. **Approval of 2016 Annual Meeting Minutes** –A homeowner made a motion to approve the minutes as written. Motion was seconded and carried unanimously.

**II. Election Ballots – Floor Nominations**

A call was made for nominations from the floor, hearing none the nominations were closed.

**III. Arizona Biltmore Resort Update–Ryan Fitzgerald, ResortManager** - Ryan Fitzgerald spoke on behalf of the Resort and shared the following updates:

- Room renovations will continue, there is no timeline for this project.
- They are looking at enhancing the banquet spaces
- Homeowner brought up an issue with the lighting along Thunderbird Trail and this item will be addressed

**IV. Treasurers Report**

- a. Financial Status** – Judith Shafkind reviewed the financials with the Board and homeowners present. She noted that the budget is very healthy and the bad debt ratio is less than 2%. She also noted that the Annual financials from 2016 will be completed for review in March.

**V. State of the Association** –Jim Bell reported that different projects had been completed to enhance the community. The street lights have all been changed to LED. A landscape project as completed where grass in the median along Biltmore Estates Drive was changed to decomposed granite which will save the community \$8,000 on the water bill.

**V. Election Results**

Jim Bell announced the results of the election as follows:

Judith Shafkind  
Jim Bell  
Phil Tibi  
William Hawking

**VI. Open Forum** -The following topics were discussed:

- Have the disputes between the Master and another association resulted in any litigation? No, it has not.
- Discussion of the City making Missouri 3 lanes with bike lines is still under review

**VII. Adjourn** -With no further business to discuss, the meeting was adjourned at 7:15 pm.

Respectfully Submitted,  
*Maria Courcey*  
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Recording Secretary