

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
April 18, 2022

Board Members Present: Mike Baldree, Wes Balmer, John Lynch, and Bill McKay

Board Members Absent: Garnet Harding and Tiffany Siegel

Board Members via Zoom: Keith Mishkin, Mike Fallaw

Management Present: Beth Rose

Guests: Scott Carpenter, Esq.

Homeowners- Judith Shafkind (Colony IV), Lupe-Marie Jasso (Biltmore Terrace Board President)

- I. **Call to Order** - Board Vice-President Bill McKay called the Board of Directors meeting to order at **5:30 pm**
- II. **Homeowner Forum**
 - a) Questions for the Beautification project
 - b) The BRIEF did not include other religious holidays in April.
- III. **Approval of Minutes-** Will Hawking motioned to approve the **March 21, 2022 Open Session meeting minutes.** John Lynch made the second. All in favor, motion carried.
- IV. **Financials** – Variances from the MTD budget were discussed. **Keith Mishkin motioned to approve the March 2022 financials as presented. Wes Balmer made the second. All in favor, motion carried.**
- V. **Adjourn to Executive Session at 5:45pm**
- VI. **Reconvened to the Open Session at 7:05pm**
Will Hawking left the meeting.
- VII. **Old Business**
 - **Streetlight Replacement** – There is a new contact person for company overseeing the streetlights. Reported the streetlights that are out. The work previously started replacing 2 streetlights is being schedule for completion.
 - **2BE & Fairway Lodge Annexation**– Is on hold
 - **Bids & Proposals**- Please remember all bids and proposals must be in writing before being approved by the BOD. Copies of all bids and proposals must be supplied to the ABEVA office for documentation purposes.
 - **Pump Station**-The final stages of removing the Pump Station will be completed by the end of the month
 - **Street Name Change**- The final payment of \$4772.00 for the acturla sign has been sent to the City of Phoenix.
- VIII. **New Business**
 - **Financial Procedure Resolution** – on hold until May meeting
 - **Property Damage at ABC & Lincoln** – There was a “Hit & Run” Friday April 1, 2022. The insurance company has been contacted and an appraisal company has inspected the damage. The debris has been removed.
 - **New ABEVA Email Addresses** – All Board members will be getting an ABEVA email address. The email address will be used for all ABEVA business. If there is a resignation or not re-elected the name can be changed.
 - **Cash Flow Explanation** – The owner of Advantage HOA Accounting has agreed to give ABEVA a cah flow explanation. **Bill McKay motioned to approve \$300.00 for Advantage HOA to provide a 3-5 year cash anlysis for future projects. John Lynch made the second. All in favor. Motion carried.**

- **Artificial Grass** – A new bill has been signed into law regarding an HOA not being able to prohibit owners from installing artificial grass. However, the Architectural Committee can be rules and regulations about the condition and maintenance of the artificial grass. The new law will take effect 90 days after the Legislative session ends.
- **Landscaping** – The flowers at the entrances are all dead. Brightview was contacted. The person assigned to ABEVA (Steve Price) has not been on the property for at least 3 weeks. John Lynch and another Board member will set an appointment to walk the areas being maintained by Brightview.

IX. Committee Reports

- **Architectural**
- **Beautification**
 - a) LOIs have been received from the hotel and Village on the Lakes. Waiting for JDM and Colony Biltmore Greens
 - b) The timeline is to start planting in September or October
- **Communication Committee**
- **Employee Review**

X. Adjournment – There being no further business to discuss, Bill McKay made a motion to adjourn to Open Meeting. Mike Fallaw made the second. All in favor, the Open Meeting adjourned at 7:35pm.

Respectfully,

Beth Rose