

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
May 16, 2022

Board Members Present: Garnet Harding, Mike Baldree, Keith Mishkin, John Lynch, Will Hawking and Bill McKay

Board Members Absent: Tiffany Siegel

Board Members via Zoom: Wes Balmer, Mike Fallaw

Management Present: Beth Rose

Homeowners- Rebecca Heath (Biltmore Greens), Phil Lovell (Colony Biltmore Greens)

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at **6:14 pm**
- II. **Homeowner Forum**
 - a) Questions for the Beautification project
 - b) The signage at 24th & ABC for the hotel is weathered and looks bad.
 - c) Are the dues being increased?
 - d) What is the scope of Beautification work for Colony Biltmore Greens area? They are trying to get information for a Reserve Study.
- III. **Approval of Minutes-** Bill McKay motioned to approve April 18, 2022, Open Meeting and May 4, 2022, Special Meeting minutes. Mark Baldree made the second. All in favor, motion carried.
- IV. **Financials** – Variances of the budget were discussed. Mike Fallaw motioned to approve the April 2022 financials as presented. Keith Mishkin made the second. All in favor, motion carried.
- V. **Old Business**
 - **Financial Procedure Resolution** – The Financial Procedure Resolution was reviewed and signed by the BOD Secretary, John Lynch.
 - **Streetlight Replacement** – Removal of the old poles was discussed.
 - **Street Name Change-** This is pending due to the original petition requiring additional signatures before it is presented to the City Council for approval.
 - **ABEVA Email Addresses** – All Directors should be using the ABEVA email addresses.
- VI. **New Business**
 - **Property in front of 2BE-**This land is owned by USA Arizona Canal, managed by SRP, and licensed to the Biltmore Resort. The area cannot be changed without SRP's approval. SRP has been notified the area is dead and a fire hazard. The Architectural Committee will send a letter regarding the current condition of the area.
 - **2022-2023 Budget-** The Annual Assessment for the 2022-2023 fiscal year needs to be determined by August. The actual budget needs to be approved by mid-September. ABEVA's fiscal year is from November 1 to October 31st. Possibly include a narrative explaining each category's amount.
 - **Landscape Contract** - Brightview sent the "contract" to John Lynch. The contract did not include a price or dates. The contract included areas ABEVA no longer maintains and current work they are not even doing.
 - **Greey Pickett** – As of April 30, 2022, Greey Pickett has been paid \$25,548.24 and is contracted for an additional \$128,000.00.
 - **Parking** – Discussion regarding the Golf Course using the "triangle" area on Biltmore Estates for parking. The area is part of ABEVA/the Hotel, what use to be called Parcel 20.

VII. Committee Reports

- **Architectural**

- a) Request for a golf net
- b) Request for exterior changes

- **Beautification**

- a) Name of the Community – Signage throughout the community has different names for the community.
- b) LOI Agreements – The agreements have been signed by the hotel, Village on the Lakes. Pending is the agreement with Colony Biltmore Greens.

- **Communication Committee**

- **Employee Review** – Executive Session

VIII. 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 7:32 pm.

Respectfully,

Beth Rose