

# ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
May 4, 2022

**Board Members Present:** Garnet Harding, Mike Baldree, Wes Balmer, John Lynch, Bill McKay, Keith Mishkin, and Tiffany Siegel

**Board Members Absent:** Will Hawking

**Board Members via Zoom:** Mike Fallaw

**Management Present:** Beth Rose

**I. Call to Order** - Board President Garnet Harding called the Board of Directors meeting to order at 5:32 pm

## **II. 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.

## **III. New Business**

- **Additional Meeting per Month** - Due to all the various aspects of the Beautification project, it is necessary to have a second Board of Directors meeting each month. The second meeting will be mostly comprised of Beautification information and decisions.
- **Office Lease** – It is possible the ABEVA office rent can be reduced significantly by either renegotiating the lease or a different location. The Board needs to review the lease first. A copy of the lease will be sent to Garnet.
- **Expansion of Scope** – Wes Balmer motioned to approve Greey Pickett's proposal contingent on the expenses being well monitored for their time spent. John Lynch made the second. All in favor. Motion carried.
- **Signage** – The signage budget is \$130,000.00 which is comprised of \$30,000 for signage and \$100,000.00 for a spire. The spire is being reconsidered now. The RFP will be sent to Trademark visuals locally, Trademark in Idaho and Airpark Signs. Wes Balmer motioned to create an RFP for signage and graphics for the monumentation with a 2-part description. Part A is for the actual letting signage that will go on each entry. Part B is for the monumentation that would be a trademark branding for the Biltmore. *There will not be a dollar amount included in the RFP.* Mark Baldree made the second. All in favor. Motion carried.
- Keith Mishkin left the meeting at 5:57pm
- **Project Manager** – This is for someone to come on board immediately to work with Greey Pickett to give actual costs as the project progresses down the final phase. Wes Balmer motion to accept SDL for assisting with cost estimates through the design process not to exceed \$3000.00. John Lynch made the second. All in favor. Motion carried.
- **Landscaping** – After 2 ½ months of asking for the new contract, it still has not been received. The flowers have been dead since February. Wes Balmer made a motion to get 3 bids for ABEVA's landscape maintenance, The companies to include Legends Landscaping, Exquisite Landscape and ABC Landscaping. The RFP needs to be detailed with what is done at each area that is maintained and how often. John Lynch and Beth Rose will work together to create the RFP. Tiffany Siegel made the second. All in favor. Motion carried.

**IV. 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 6:15pm.

Respectfully,

Beth Rose