

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
June 22, 2022

Board Members Present: Garnet Harding, Tiffany Siegel, Will Hawking, and Bill McKay

Board Members Absent: Wes Balmer

Board Members via Zoom: Mike Fallaw, Keith Mishkin, John Lynch and Mike Baldree

Management Present: Beth Rose

Homeowners- Rebecca Heath (Biltmore Greens 3-6), Judith Shafkind (Colony IV), Sara Whitmore (Biltmore Greens 3-6), Rande Turner (Meridian) and Dwayne Miller (2 Biltmore)

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at 6:16 pm
- II. **Homeowner Forum**
 - a) Post Board packets on-line
 - b) Expenditures and actions of improvements to property owned by other associations should cease until approved by 2/3rds of the membership per the CC&Rs
 - c) Spending on legal fees, surveys, design fees and unapproved projects, currently happening, for other sub-association is a waste of ABEVA's assets per the CC&Rs.
 - d) Single sub-association improvements should not be paid by ABEVA.
 - e) It is outrageous to saddle the association members with the burden of the expenses when it is not required
 - f) Why is ABEVA undertaking a project like this when it is the hotel's responsibility according to the recorded agreement? It is in violation of the agreement with the hotel from 1983.
 - g) The cost of annexing 2 BE and Fairway Lodge to ABEVA should come at the cost of the sub-associations. Now ABEVA is going to pay 1/3rd. It clearly states in their CC&Rs, that the restricted property will "never become a member of ABEVA." It is a recorded document.
 - h) A lot of owners at 2 Biltmore are interested in becoming ABEVA members. The developer made agreements because they just didn't care. It would benefit all parties.
 - i) Twice, a legal opinion has stated "Any assistance for a sub-association goes against ABEVA's governing documents
- III. **Approval of Minutes**-Bill McKay motioned to approve the May 16, 2022, Open Meeting minutes. Mark Baldree made the second with the change of adding Will Hawking's name as present. All in favor, motion carried.
- IV. **Financials** – Variances of the budget were discussed. Keith Mishkin informed that the Operating account has \$308,000 and the Reserve account, including the CDs is \$2,283,000. Mike Fallaw motioned to approve the May 2022 financials as presented. Keith Mishkin made the second. All in favor, motion carried.
- V. **Old Business**
 - **Streetlight Replacement** – A summary written by Wes Balmer about streetlight pole replacement was included in the Board packet. The concrete poles fit more with the aesthetics and are what is currently in place. There are still 8 poles to be replaced. There will be a further discussion when Wes is available.
 - **Street Name Change**- This is pending due to the original petition requiring additional signatures before it is presented to the City Council for approval. This could take until Thanksgiving due to City Council's schedule.
 - **2022-2023 Budget**- A Budget meeting is scheduled for next week at the ABEVA office with Keith Mishkin and Mike Fallaw (via ZOOM). The annual assessment needs to be approved no later than the August meeting. A rough draft of the budget should be available by the July meeting. It will be sent to the Board members prior to the meeting allowing enough time for questions and changes.

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VI. New Business

- **Triangle Parking** –The golf course has an easement for parking in the triangle next to the Adobe restaurant
- **Bids & Proposals** - Copies of ALL proposals and bids need to be sent to the ABEVA office for documentation after the Board President signs it. Also, need comparison proposals, at least 2, for large projects.
- **Landscaping** – Two landscape companies have met with Garnet and John regarding the monthly maintenance of the common areas. One company came in at over \$10,000 a month, the other company Exquisite Landscaping proposed a monthly cost of \$1600 plus flowers.
Proposal for Irrigation Controller – The actual controller can be found for around \$200 vs \$497.49. Board is ok with paying for it and having it installed or double the cost of the controller too.
- **Executive Meeting Notice**- When having just an Executive Meeting notice must be posted 48 hours in advance, including the specific paragraph(s) of the statute that allows the Board to meet in executive session. An agenda will cover the statutory requirement.
- **Caution Signage** – A homeowner requested ABEVA post caution signage alerting to pedestrian traffic, dog walking, runners, and bicycles. Safety is at the top of the Board’s list, but there are too many signs. The Board will investigate a possible solution.

VII. Committee Reports

- **Architectural**
 - a) Hotel request for new signage is denied. The committee will write a letter explaining the denial and the options available.
- **Beautification**
 - a) **Crocker Property Proposal** – Bill McKay motioned to approve the proposal from Greey Pickett for \$14,350 for a conceptual design of the Crocker property. There was NOT a second. Motion dies
The Board prefers to wait until Wes Balmer is available to discuss.
 - b) **Colony Biltmore Greens** –Tiffany Siegel motioned to approve TIER 2 at the cost of \$180,912.35 clarifying that all fencing be removed (except block) and decomposed granite. (There is specifically authorized granite). There was not a second.
It was approved in the Executive Meeting, so it is the Boards intention to approve the proposal
- **Communication Committee**
- **Employee Review** – An article will be written about the changes at the ABEVA office. This will include the new Manager Beth Rose, new office hours, and the cost difference. It will also include the results of the time task analysis and how it compares to the one done in 2014. Garnet & Tiffany will draft the article, and tie in the inflation in the HOA.

VIII. Adjournment – There being no further business to discuss, Will Hawking made a motion to adjourn to Open Meeting. Mark Baldree made the second. All in favor, the Open Meeting adjourned at 7:32 pm.

Respectfully,

Beth Rose

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