

ABEVA BOARD OF DIRECTORS MEETING

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

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

Board Members via Zoom: Mike Fallaw, Keith Mishkin, Tiffany Siegel, and Wes Balmer

Management via Zoom: Beth Rose

Homeowners- Rebecca Heath (Biltmore Greens 3-6), Judith Shafkind (Colony IV), Richard Arroyo (2BE)

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at **6:31 pm**
- II. **Homeowner Forum**
 - a) Concerns about ABEVA improving property owned by other entities violate ABEVA’s CC&Rs and the Board acknowledges this and continues to move forward with the projects.
 - b) The sour orange hedge being proposed is high maintenance. Why use that type of plant when they could not maintain oleanders?
 - c) The citrus is an attraction for roof rats. Please protect the homeowners from these unnecessary problems.
 - d) Requests that all votes be by roll call and included in the minutes
 - e) Follow up on the email sent last month. Responses will be sent.
 - f) Interest in the strip of land in front of 2BE along the cart path cleaned up
- III. **Approval of Minutes-**
 - a) **Bill McKay motioned to approve the June 22, 2022, Open Meeting minutes. Mark Baldree made the second. All in favor, motion carried.**
 - b) **Mike Fallaw motioned to approve the June 30, 2022, Special Meeting minutes. Tiffany Siegel made the second. 1 abstained, 8 in favor, motion carried.**
- IV. **Financials** – Variances of the budget were discussed. **Mark Baldree motioned to approve the June 2022 financials as presented. Wes Balmer made the second. All in favor, motion carried.**
- V. **Old Business**
 - **2022-2023 Budget** – There was not an increase in the annual assessment for the upcoming year. **Mark Baldree motioned to approve the 2022-2023 budget as presented. John Lynch made the second. All in favor. Motion passed.**
 - **CBG Revised Proposal** – **Wes Balmer motioned to approve the SDL’s proposal of \$203,7602.56 (No wall included) tentative on escalating costs. No permits. Bill McKay made the second. Discussion.** Beth will contact the City of Phoenix about permits or a review of plans. **2 abstain from the vote, 6 in favor, 1 opposed. Motion passed.**

Will Hawking left the meeting at 7:05 pm
- VI. **New Business**
 - **Landscape Proposal** – Last month the ABEVA board discussed 2 proposals for monthly landscape maintenance. One proposal was so high it was not considered. The other was Exquisite Landscape & Maint. **Wes Balmer motioned to approve the proposal from Exquisite Landscaping for the monthly landscape maintenance at the cost of \$1,680.00 per month plus the cost of flowers. John Lynch made the second. All in favor. Motion carried.**
 - **Holiday Lights** – The proposal is for Holiday lights at ABC & Lincoln. There is an increase of \$389.70 compared to last year. The hotel does not put-up lights at the main entrance. Beth will get another proposal for lights at the main entrance and John and Tiffany will approach the hotel about splitting the cost. **Tiffany Siegel motioned to approve the proposal for holiday lights at ABC and Lincoln. John Lynch made the second. All in favor. Motion carried.**

- **Landscape Permits/Review of Plans** – Beth will contact the City of Phoenix regarding the landscaping replacement along 24th St about the need for permits or review by the City before work begins.
- **Email Security** – Go Daddy is recommending security for the ABEVA email addresses. This is a way they try to add on to make money and the Board did not approve.
- **Website** – The website is part of the Communication Committee that is chaired by Tiffany Siegel. The other committee members are John Lynch and Bill McKay. The committee will report at next month's meeting.
- **AAA Smart Home Contract** – AAA Home Smart has submitted a new contract for the Roving Patrol services beginning November 1, 2022 (the beginning of ABEVA's new fiscal year). There is an increase of \$1,041.51 per month. The Security Committee was reinstated, and the members are Garnet Harding, John Lynch, and Mike Fallaw. The committee would like a meeting scheduled with AAA to discuss the new contract. The contract is tabled until then. At the meeting, the Committee will also discuss additional security items for the future.
- **Greay Pickett Invoices**- Their invoices do not include details of the work they are charging for from the previous month. This has been requested before and was told that is the way they do their invoices. Bill McKay will send them a message about this and let the Board know.

VII. Committee Reports

Architectural

- #95 has not complied with the "Conditional Approval" for exterior work on the home. Currently, there is no recourse for non-compliance. Fines need to be discussed and a policy implemented.
- Hotel Signage – The submittal was denied last month. Fonts styles need to be similar throughout the Biltmore. Bill McKay already sent an email to the hotel about this; however, it did not include that the sign may be temporary until standards are approved.

Beautification

- a) Greay Pickett is finishing the final details of the designs.
 - b) A weekly report will start being sent out. This is a new way to update the progress of the project
 - c) The hotel is making the "Biltmore Block" molds available to produce the block.
 - d) The cost of the block could cost anywhere from \$250,000 to \$400,000
 - e) SDL is working with GP to cost out the plants as rendered and labor
 - f) GP is assisting with the bid process and the RFP
 - g) There will be a formal bidding process
 - h) Sub-dividing off the other 2 entrances. There is no reason to think that we must go through an extravagant permit process. GP will explain why by the end of the year
- **Communication Committee**
 - **Employee Review**

VIII. Adjournment – There being no further business to discuss, Mark Baldree made a motion to adjourn to Open Meeting. Mike Fallaw made the second. All in favor, the Open Meeting adjourned at 8:06 pm.

Respectfully,

Beth Rose