

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
August 16, 2021

Board Members Present: Steve Helm, Will Hawking, Judith Shafkind, Mark Monserez, Keith Mishkin, Wes Balmer, Garnet Harding, John Lynch and Bill McKay

Board Members Absent:

Management Present: Carol Jones

Homeowners Present: Lynne Magnotto, Duane Miller and Richard Arroyo

- I. **Call to Order** – Board President Steve Helm called the Board of Directors meeting to order at 5:30 pm
- II. **Homeowner Forum** – JDM’s golf course project, ABEVA’s stance on the project, adding trees around ABEVA and the unsightly medians on 24th Street were discussed.
- III. **Approval of Minutes** – Judith Shafkind made a motion to approve the July 19, 2021, minutes. Deferred to approve the August 4, 2021, Special BOD meeting minutes until next month. Mark Monserez seconded the motion. All in favor, the motion carried.
- IV. **Financials** – Judith Shafkind made a motion to approve the July 2021 financials. Wes Balmer made the second. All in favor, the motion carried.
- V. **Old Business**
 - **Curbing on BED** – tabled until after reviewing the rendering from Greey Pickett
 - **Bump Signs** – On Hold
 - **Radar Speed Signs** – On Hold
 - **Video Equipment** – The equipment has been installed and as everyone can see is working.
 - **Oleanders along 24th Street** – Mark Monserez made a motion to wait until the September 2021 meeting before taking any action. Bill McKay seconded the motion. All in favor, the motion carried.
- VI. **New Business**
 - **ABEVA BRIEF** – Garnet Harding motioned That every ABEVA BRIEF is proofread by every Board member for comments and corrections before it gets published. Bill McKay seconded the motion. AMENDED by Keith Mishkin – No response means approval and the arbitrators will be the director and the Board President. Mark Monserez seconded the amendment. All in favor, the motion carried.
 - **2021-2022 Budget** – Mark Monserez motioned to approve the 2021-2022 Budget as presented. Judith Shafkind made the second. *In favor;* Mark Monserez, Judith Shafkind, Steve Helm and Will Hawking. *Opposed;* Bill McKay, Keith Mishkin, Garnet Harding, Wes Balmer and John Lynch. Motion failed.
 - **Increase Annual Assessment** – Keith Mishkin motioned to increase the Annual Assessment by \$50.00. Bill McKay seconded the motion. *In favor;* Keith Mishkin, Bill McKay, Garnet Harding, John Lynch and Wes Balmer. *Opposed;* Mark Monserez, Judith Shafkind, Will Hawking and Steve Helm. Motion carried.
 - **2021-2022 Budget** – Judith Shafkind motioned to pass the budget with the increase of the Annual Assessment. Mark Monserez seconded the motion. All in favor, Motion carried.

Approved at 9/20/2021 BOD Meeting

- **By-Laws Amendment – Mark Monserez motioned to approve the 8th Amendment to the By-Laws, limiting the number of Board members on a Committee to 1 less than a quorum of the Board of Directors effective December 31, 2021. Judith Shafkind seconded the motion. All in favor, Motion carried.**
- **Holiday Lighting - Judith Shafkind motioned to approve the Holiday Lights not to exceed \$4000.00. Mark Monserez made the second. All in favor, Motion carried.**

VII. Committee Reports

- **Architectural**
 - a) **Lot 55 BED** – The Architectural Request was approved
 - b) **Architectural Request Form** – The Committee is updating the form. It will include management sending letters for Neighbor Approval, but the homeowner is in charge of follow-up.

Will Hawking left the meeting

- **Beautification**
- **Security**
 - a. **Post Orders**
- **Employee Review – N/A**

VIII. Adjournment – There being no further business to discuss, a motion was made and seconded to adjourn to the Executive Session Meeting. All in favor, the Open Meeting adjourned at 7:35 pm.

Respectfully Submitted,

Beth Rose
Executive Assistant