

# **ABEVA BOARD OF DIRECTORS MEETING**

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
August 31, 2021

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

**Board Members Via Phone:** Keith Mishkin and Garnet Harding

**Management Present:** Carol Jones

**Homeowners Present:**

- I. **Call to Order** – Board President Steve Helm called the Board of Directors meeting to order at 4:00 pm
  
- II. **Meeting Notices** – Mark Monserez motioned that ABEVA Board members use their best effort to not schedule Board of Director meetings during regular business hours and to give greater than 48 hours’ notice if possible. Judith Shafkind seconded the motion. In favor; Steve Helm, Will Hawking, Mark Monserez, Judith Shafkind, Wes Balmer, Keith Mishkin, Garnet Harding and John Lynch. Opposed, Bill McKay.
  
- III. **BEAUTIFICATION COMMITTEE**
  - Bill McKay motioned to continue to move forward to achieve “Shovel in the Dirt” by June 2022. Wes Balmer seconded the motion. All in favor. Motion carried.
  
  - Bill McKay motioned to place a range on the budget on a 5-star budget of \$1.7 – \$2.2 million. Wes Balmer seconded the motion stating, “we can always cutback”. Discussion -It is a working budget not a final budget. There was not a vote on the motion. Motion dies.
  
  - Garnet Harding motioned to increase ABEVA’s cash contribution of \$500,000 to the Beautification project to a maximum of \$1 million. Wes Balmer seconded the motion. Discussion: With the \$1 million at least the Thunderbird entrance can be done. In favor; Bill McKay Garnet Harding, Wes Balmer, Keith Mishkin, Will Hawking and John Lynch. Opposed; Steve Helm, Judith Shafkind, Mark Monserez and.
  
  - Bill McKay motioned to take special care moving forward with eyes and ears open to converting WATER AND PALM features to other high impact options. Judith Shafkind made the second. All in favor. Motion carried.
  
  - Bill McKay motioned to expand survey scope to include ALTA as well as TOPOGRAPHY reports to deeply analyze property lines expanding due diligence in preparation for City of Phoenix approval and entrances. (have a survey done of the perimeter of ABEVA). This will disclose easements, golf course parcels, and any encumbrances. There was not a second. Motion dies  
The perimeter areas are not part of the entrances discussed
  
  - Judith Shafkind motioned to spend \$11,740.00 per the proposal from Coe Van Loo. Mark Monserez seconded the motion. All in favor. Motion carried.

Will Hawking leaves the meeting at 5:00pm

Approved at 9/20/2021 BOD Meeting

- **New Website** Mark Monserez motioned to get bids for a new ABEVA website that would include homeowner forum, a Beautification Committee link and standard ABEVA information. **AMENDED:** The website should also include the ability to post meeting notices, zoom links, and monthly meeting minutes and the BRIEF. Wes Balmer made the second. All in favor. Motion carried.
- **Mark Monserez AMNDED** the above motion to remove the homeowner forum part of the website. **Judith Shafkind seconded the motion. All in favor. Motion carried.** Bill, Keith and Garnet will investigate the cost of a new ABEVA website for the September meeting
- **Reserve Study** – Have the reserve study include a Cash Flow Projection.
- The Beautification Committee has been approved to **ONLY DISCUSS** financial options with the Hotel and JDM. Nothing else has been approved.
- **Amending the Amended By-Laws** – tabled until the September 20, 2021, meeting.

**IV. Adjournment – There being no further business to discuss, Mark Monserez made a motion to adjourn the meeting. Wes Balmer made the second. All in favor. Meeting adjourned at 5:35 pm.**

Respectfully Submitted,

Beth Rose  
Executive Assistant

Approved at 9/20/2021 BOD Meeting