

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
September 19, 2022

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

Board Members via Zoom: Mike Fallaw, Mark Baldree, and Wes Balmer

Board Members Absent: Tiffany Siegel and Keith Mishkin

Management via Zoom: Beth Rose

Homeowners- Judith Shafkind (Colony IV), Mitch Gurick (Biltmore Courts II), Scott S.

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at **5:32 pm**
- II. **Homeowner Forum** –
Thank you for posting the agenda
Is ABEVA putting any money towards CBG landscaping along 24th Street?
- III. **Approval of Minutes-**
 - a) **Mark Baldree** motioned to approve the **August 15, 2022, Open Meeting minutes**. **John Lynch** made the second.
All in favor, motion carried.
- IV. **Financials** – Discussion of changing the accounting to “Cash Basis” instead of “Accrual” to show exactly when money is collected instead of it being spread throughout the year. **Wes Balmer** motioned to approve the **August 2022 financials as presented**. **Mark Baldree** made the second. **All in favor, motion carried.**

Wes Balmer motioned to approve up to \$700 to meet with our bookkeeper, **Drew Schroeder**, about changing the layout of the financial reports. The reports need to be more user-friendly. **Mike Fallaw** made the second. **All in favor, motion carried.**
- V. **Old Business**
 - **Landscaping** – The new landscape company was contracted to begin work Friday, September 2nd; they did not start working until the 16th of September. However, nothing has been done. Brian, the supervisor has not been with the crew when they said they were on-site. The work is supposed to be done Friday, September 23rd.
 - **ABC & Lincoln Repairs** – The electrical repairs have been completed.
 - **Status with Colony Biltmore Greens** – A meeting is scheduled for Friday, September 23rd. At that time they will discuss plans and a schedule for the area along 24th Street.
- VI. **New Business**
 - **New Bank** – Alerus is the name of the new bank that took over Metro Phoenix Bank. So far, everything remains the same including the signature cards.
 - **2022 Financial Review & Taxes** – The proposal for the annual financial review and 2022 taxes from Butler Hansen, *is included in the Board packet*. The total is \$3250.00 for both, this is an increase of \$655.00 for their services compared to last year. Beth will contact them and find out why the increase before the contract is signed. **John Lynch** motioned to find out why there is a 20% increase before signing the contract. **Will Hawking** made the second. **All in favor. Motion carried.**
 - **Crocker Parcel** – This parcel is part of the Beautification project and budget.

- **SRP Transformers** - If plans include the SRP transformers being moved, the cost is not part of the project and will be Crocker's responsibility.
- **Annual Assessment** – The statements will be mailed to all homeowners next week, and also emailed to those owners who have signed up for it.
- **Annual Meeting** – The Annual Meeting will be on February 13, 2023, at the Biltmore hotel. There are 4 seats opening on the Board of Directors. Director recruitment will be in the BRIEF as well as an email blast to the homeowners. Also, check the cost of being able to ZOOM the meeting.
- **Upcoming Projects** – In the next year some of the projects to be completed are road resurfacing & painting of ABC & 24th Pkwy, street painting of the other roads, and streetlight pole replacement. These projects have been earmarked for the 2023-2024 fiscal year.
- **Meeting Schedule for 2022** – The October meeting will remain the same. Both the November and December meetings will be moved up a week earlier due to the holidays. The date changes will be posted on the website and in the BRIEF.

VII. Committee Reports

- **Architectural**
 - a) #95 – The owners have not complied with the “Conditional Approval” for exterior work on the home but continue to work on the home.
 - b) Fines – A “Fine Policy” is being worked on
- **Beautification**
 - a) Street Name Change – Bill wants to have a friendly conversation with Committee Chairperson Jay Swartz.
 - b) Report – The current plans were rejected. It was more like a “Garden with Curbs” and is what \$800,000 will get them.
 - c) Additional Funds from ABEVA Reserves -The Committee would like to have a meeting with ABEVA's bookkeeper to determine if there are future funds that can be allocated to the Beautification project. They are thinking about \$100,00 a year for the next couple of years. This can be combined with the Finance Committee.
 - d) Donation Letter – The Committee would like to approach the owners of the “Grandfathered” homes on the circle for donations. An email and letter will be sent first requesting a meeting.
- **Communication Committee**
- **Employee Review**

VIII. Adjournment – There being no further business to discuss, Wes Balmer, made a motion to adjourn the Open Meeting. Will Hawking made the second. All in favor, the Open Meeting adjourned at 6:31 pm.

Respectfully,

Beth Rose

APPROVED 10/17/2022 BOD MEETING