

# ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
August 15, 2022

**Board Members Present:** Garnet Harding, John Lynch, Tiffany Siegel, Keith Mishkin, Mike Fallaw and Bill McKay

**Board Members via Zoom:** Will Hawking, Mark Baldree, and Wes Balmer

**Management via Zoom:** Beth Rose

**Homeowners-** Judith Shafkind (Colony IV)

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at 5:33 pm
- II. **Homeowner Forum** – no comments
- III. **Approval of Minutes-**
  - a) John Lynch motioned to approve July 18, 2022, Open Meeting minutes. Tiffany Siegel made the second. All in favor, motion carried.
- IV. **Financials** – Variances of the budget were discussed. John Lynch motioned to approve the July 2022 financials as presented. Mike Fallaw made the second. All in favor, motion carried. The expense of Beautification, CBG, and Crocker need to be kept separate. The accounting is part accrual and part cash basis.  
  
Mike Fallaw joins the meeting in person.
- V. **Old Business**
  - **Holiday Lights** – The proper power source is not available, so there will not be holiday lights at the main entrance. There will be lighting at ABC & Lincoln.
  - **Security/Roving Patrol** – The new contract was signed and begins November 1, 2022. There is an increase of \$1041.00 per month
  - **Landscaping** –
    - a) Termination Letter has been sent to Brightview, ending their services on August 31, 2022.
    - b) The oleanders on Biltmore Estates will be trimmed at the beginning of September. Emphasis on the turnaround area.
  - c) A new landscape book has been prepared for the new company. Needs to be reviewed by Landscape Committee
  - **Greev Pickett Invoices/Dropbox** – The documentation is now available to the Board via “Dropbox.” The link is in the Board packet.
  - **City of Phoenix / Permits** – Per the City of Phoenix, permits are required on all projects.
  - **Street Name Change** – An informal presentation is required by the Camelback East Village Association (STAFF). This is required before being presented to the City Council. STAFF’s next available time for the presentation is October 2022. Jay Swart is the Chairperson of STAFF and use to be on the ABEVA Board. Also, the committee will solicit backing from AZBNA and other entities.
- VI. **New Business**
  - **ABEVA BRIEF** – The BRIEF will begin being emailed to all homeowners next month. It is also mailed to all homeowners and posted on the website abeva.com

- **Lights Out at Lincoln** – All the lighting is out at the entrance. This is from the hit & run in May. An electrician needs to be contacted and have it fixed. Also, waiting to talk to the insurance company about the claim.
- **Legal Expenses** – An email was previously sent to the Board informing “No legal expenses can be incurred without prior approval by the Board.” This is for everyone on the Board. The attorney has been informed and will not respond if contacted.
- **Meeting Agenda Posting** – Mike Fallaw motioned to approve posting the meeting agenda on the ABEVA website beginning September 2022. Keith Mishkin made the second. All in favor. Motion carried
- **Hotel Signage** – A new signage request was submitted by the hotel. It conforms to the signage current in place. This is an item for the Architectural Committee.
- **Biltmore Block** – see *Beautification*
- **Beautification Expenses** – see *Beautification*

## 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** – Wes Balmer is creating a “Fine Policy.” This will have to be added to the Disclosure Package when there is a resale.
- **Beautification**
  - a) **Expenses** - A breakdown of expenses for the Beautification Project, CBG, and Crocker has been completed. Now that it is up to date, it is the Beautification Committee’s responsibility to maintain the expenses.
  - b) **Biltmore Block** – The current cost for the block is \$161,989.00 but this needs more clarification by the committee. JDM has offered to assist with producing the block at half the cost. Also, to bring down the cost foam may be considered and reduction of the yardage of the block.
  - c) **Signage** – Wes Balmer motioned to approve Airpark’s signage proposal of the illuminated option at the cost of \$21,661.00. Bill McKay made the second.
  - d) **Budget** - A current estimate for the Beautification Project is \$1.3 million, including the Biltmore Block. The estimate does not include legal fees, city fees, or the \$30,000 to CBG. The committee said they are going to be over budget.
- **Communication Committee**
- **Employee Review**

## VIII. Adjournment – There being no further business to discuss, John Lynch made a motion to adjourn the Open Meeting. Keith Mishkin made the second. All in favor, the Open Meeting adjourned at 6:58 pm.

Respectfully,

Beth Rose