

# ABEVA BOARD OF DIRECTORS MEETING MINUTES

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

April 18, 2016

**Board Members Present:** Jim Bell, Steve Helm, William Hawking, Phil Tibi, Judith Shafkind, Michael Leeman, Mark Monserez, and Artie Braasch

**Management Present:** Carol Jones

I. **Call to Order**

Board President Jim Bell called the Board of Directors meeting to order at 5:32 pm

II. **Homeowners' Forum**

A. **Garry Shuster, Lot 71 BED**, requested (1) that the RV which has been on his property for two years be allowed to remain throughout construction and (2) that he be allowed to place a dumpster on the street. **After discussion, the Board directed Mr. Shuster that (1) the RV must be placed in his garage and (2) the dumpster cannot be on the street.**

B. **Scott Ring, Community Manager Biltmore Greens 3-6**, reported that his HOA has changed the old clicker entry system to transponders. His HOA will charge Greens' owners a one-time \$100 fee; however ABEVA owners who live outside the Claremont gates will be charged \$100 per month. **The Board informed Ring that all ABEVA owners must be treated equally. Further discussion was tabled until the May 16, 2016 meeting.**

C. **Wade Heggie, Fairway Lodge**, requested approval to allow street parking on BED while their garages are cleaned. The Board discussed the safety and liability issues involved. **Mr. Leeman moved that the Architectural Committee look into parking and safety issues. Mr. Hawking seconded. Motion carried unanimously. Mr. Heggie agreed to put all details in writing and submit them to the Board.**

III. **Approval of Minutes**

**Motion made by Mr. Monserez to approve the March 21, 2016 Minutes, seconded by Ms. Shafkind. Motion carried unanimously.**

IV. **Financials**

**Motion made by Ms. Shafkind to accept the March Financials, seconded by Mr. Monserez. Motion carried unanimously.**

V. **Management Report**

Ms. Jones discussed her report. **Mr. Monserez moved to proceed with paving on Colter and BED and to pay Michael Frank's fees. Mr. Helm seconded. Motion carried unanimously.**

Approved at June 20, 2016 Board Meeting

VI. **New Business** – None

VII. **Old Business** – None

VIII. **Committee Reports**

**Architectural:** Reported that Lot 12 BED's construction request was approved

**Legal:** No report

**Security:** No report

**Employee Review:** Reported that an evaluation form is established

IX. **Adjournment**

At 6:40 p.m., **Motion made by Mr. Monserez to adjourn to Executive Session, seconded by Ms. Shafkind. Motion carried unanimously.**

Respectfully submitted,  
Mark A. Monserez, Secretary