

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
May 15, 2017

Board Members Present: Jim Bell, Arnie Braasch, Judith Shafkind, Will Hawking, and Steven Helm

Board Members Absent: Mark Monserez, Michael Leeman, Phil Tibi

Management Present – Carol Jones

- I. **Call to Order** – Board President Jim Bell called the Board of Directors meeting to order at 5:30 pm.
- II. **Homeowner Forum** – None Present
- III. **Approval of Minutes** – **Steven Helm made a motion to approve the April 17, 2017 minutes as presented. Arnie Braasch made the second. All in favor, the motion carried.**
- IV. **Financials**
 - a. April 2017. **Judith Shafkind made a motion to accept the financial report as submitted. Steven Helm made the second. All in favor, the motion carried.**
 - b. 2015/2016 Review – The Review was completed by Ginsberg and Dwaileebe, CPAs. The Federal and State taxes were also completed with nothing due for the Federal tax and \$50 due for the State tax.
- V. **Management Report**

Carol Jones provided a written report of updates since the last meeting.

 - Cox – After negotiations with Cox for back payments, ABEVA received a check in the amount of \$163,188. Additional payments of \$2,578 and \$14,066 were received for the first quarter. Ms. Jones reported that this will increase the annual income by approximately \$50,000.
 - Fairway Lodge – Fairway Lodge has requested permission to park their cars on the street(Camino Acequia) when they clean their garages on May 23 & 24. There was a consensus of the Board to approve the request with the stipulation that they hire flaggers to assist and sign an indemnification form.
 - Security Vehicle – 2375 E Camelback has a secure parking garage with four (4) J1772 Level 2 Blink Charging Stations; Cost to lease a space is \$75 per month and approximately \$400 per month in charging costs. **Judith Shafkind made a motion to lease a parking space at the parking garage at 2375 E Camelback Rd and use the charging stations there as a temporary solution, until a dedicated charging station is installed at the ABEVA building. Will Hawking made the second. All in favor, the motion carried.**
 - Street Lights – One street light approved for replacement has been ordered. The photocell is not under warranty and management is researching companies that sell them. She will use one of the covers from the replaced street light for the missing cover at street light #52 at Colter & 32nd Street.
 - B.E.D. Traffic Control – Management met with the Resort and is working with Budget Signs to identify a traffic plan and appropriate signage for parking and traffic management to bring to the board for review.
 - Landscape – **Steven Helm made a motion to approve \$770 for installing a tank that would fertilize through the irrigation system and \$370 for a 24 inch box fan palm. Will Hawking made the second. All in favor, the motion carried.**
- VI. **New Business**

N/A

Approved at 6.19.2017 BOD Meeting

VII. Old Business

N/A

VIII. Committee Reports

- Architectural – No report at this time.
- Legal – To be discussed in Executive Session.
- Security – N/A
- Employee Review – To be discussed in Executive Session.

IX. Adjournment – There being no further business to discuss, **Judith Shafkind made a motion to adjourn the General Session Meeting. Steven Helm made the second. All in favor, the meeting adjourned at 5:57 p.m.**

Respectfully Submitted,
Lisa Contreras
Recording Secretary