

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
June 16, 2014

BOARD MEMBERS PRESENT: Mark Monserez, Michael Braden, Judith Shafkind, David Damron, George King, Jim Bell, John Chilcott, and Rebecca Heath

BOARD MEMBERS ABSENT: Michael Leeman

Management Present – Carol Jones

- I. Call to Order** – The Board of Directors meeting was called to order at 5:30 pm by Board President Jim Bell.
- II. Approval of Minutes** – A motion was made by Mark Monserez to accept the May 19, 2014 Board of Directors meeting minutes as submitted. The motion was seconded by John Chilcott and carried unanimously the Board.
- III. Financials** – Treasurer Judith Shafkind reviewed the May 2014 financial reports. A motion was made by George King to accept the May 2014 financial reports as submitted. The motion was seconded by Michael Braden and carried unanimously by the Board.
- IV. Management Report** - Manager Carol Jones reviewed the following details of her management report with the Board:
 - **Banking** – Carol reported that the new Phoenix Metro Bank account is now open. This will give ABEVA Members banking options that will allow the homeowner to send their payments directly to the bank or pay online by credit, debit, or e-check. Carol is also working to close the Merrill Lynch and Wells Fargo accounts so the transfer will be complete by August.
 - **Website** – The new ABEVA.com website will be up and running by July 1st. A link for assessment payment will be available on the new web site.
 - **Streetlights** – Carol suggested investigating the option of converting the streetlights to LED lights to save money on utilities and repairs. Also there are rebates available from SRP.
 - **Biltmore Area Partnership (BAP)** – The Board unanimously agreed not to contribute additional funds to BAP at this time.
 - **Street Maintenance** – The Board discussed this ongoing matter and agreed to continue pursuing the establishment of a street maintenance schedule to identify which streets are priorities based on their current state of repair and to determine if there are any agreements with any sub-associations as to what ABEVA is responsible for maintaining.
- V. Security** – The following matters were reviewed by Carol and the Board:
 - **Security post orders** – Mark Monserez spoke on behalf of the Legal Committee and reported that he has finished reviewing the post orders and handed them over to the Security Committee. Judith Shafkind spoke on behalf of the Security Committee and noted that sub-associations should not be relying on ABEVA’s contract with Securitas to perform duties within the sub-associations which are not specified in the Post Orders.
 - **Patrol vehicle** – A truck currently in use is part of the new lease program. The Board unanimously agreed to have the ABEVA owned vehicle towed to a nearby mechanic for repair estimates in preparation to dispose of the vehicle.

VI. Landscaping – The special Landscape Committee is scheduled to meet with Martin Umberger, Landscape Architect and will report at the next Board meeting with any updates per George King. George informed the Board that Biltmore Greens III (BGIII) is in the process of procuring plans regarding their entrance enhancement project at 32nd and Claremont and will present to the ABEVA Architectural Committee for approval. George noted that BGIII is requesting that ABEVA allow BGIII to claim the signage owned by ABEVA as part of the proposed project and that will be included in the architectural plans to be presented to the Committee for review.

VII. Old Business

- 11 Biltmore Estates Drive (BED) – There were no updates on this matter and it was noted by the Board that there is ongoing excavation but no new construction. Approval has not been granted by Architectural Committee on any plans that have been submitted.
- Property Taxes – Per Carol new legislation will go into effect June 24th 2014 that will clarify that ABEVA is a Homeowners Association and will allow for reducing the property tax liability going forward. Approval from the Arizona Biltmore Resort is required but due to management changes at the resort the matter is currently on hold until an authorized resort representative is available to address this matter.
- Grand Paseo – Jim Bell reported that he had not yet had the opportunity to meet with Scott Carpenter but will do so soon and report back any additional information to the Board.

VIII. New Business

- Collections on delinquent accounts – The Board consented to have any accounts that meet the criteria established in the collection policy with Carpenter Hazelwood to be forwarded to the attorney's office per that agreement.
- Jean Grady – A motion was made by Mark Monserez to send a \$100 gift card to longtime volunteer Jean Grady now that her house has sold and she will be moving. The motion was seconded by George King and carried unanimously by the Board.

IX. Committee Reports – The following committee reports were reviewed:

- Employee Review – The Employee Review Committee gave no report during the Board of Directors meeting and requested that the topic be discussed during Executive Session.

Calendar – The next Board of Directors meeting is scheduled for July 21, 2014 at 5:30 pm. A motion was made by Mark Monserez to skip the August 2014 Board of Directors meeting. The motion was seconded by George King and carried unanimously by the Board.

X. Adjournment – There being no further business to discuss a motion was made by David Damron to adjourn at 6:33 pm. The motion was seconded by George King and carried unanimously by the Board.

Respectfully Submitted,
Jennifer Harris
Recording Secretary