

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
November 16, 2015

Board Members Present: Jim Bell, Judith Shafkind, Will Hawking, Michael Braden, Steven Helm

Board Members Absent: George King, Phil Tibi, Mark Monserez

Management Present – Carol Jones

- I. Call to Order** – Board President Jim Bell called the Board of Directors meeting to order at 5:3 pm.
- II. Homeowner Forum**
There were no homeowners present.
- III. Approval of Minutes** – **Judith Shafkind made a motion to approve the October 19, 2015 minutes as presented. Steve Helm made the second. All in favor, the motion carried.**
- IV. Financials** – After review the October 2015 financials, **Steven Helm made a motion to accept the financial report as submitted. Judith Shafkind made the second. All in favor, the motion carried.**
- V. Management Report**
Carol Jones provided a written report of updates since the last meeting.
 - Resales dropped to about half but have started to increase.
 - Board Elections – George, Mark, Steve and Michael Leeman are up for re-election this year.
 - Annual Dues – Approximately 65% of assessments have been collected to date.
 - Reserve Account – Monthly transfer to the Reserve account is set at \$8,000 per month. There is over \$100,000 surplus cash so it will be reviewed in December to discuss transferring more funds into the Reserves.
 - Cox Cable Payments – Waiting to hear back from Cox with their accounting of what they think they owe ABEVA for the last six years. They have until December 31st to respond then the Board can proceed with legal action if they chose.
 - Property Taxes – A payment of \$1,365.30 was received from the Resort. The Resort accountant and owners were going to meet to discuss this item.
 - Office Upgrade – The new Panasonic phone system has been installed and a price of \$20 per month for the Office 365 upgrade was negotiated with Go Daddy. Carol will obtain a 3rd bid for the new computers but it should cost approximately \$2,000 for two desktops and \$1,000 for labor/install and transfer.
 - Street Lights – ABM was selected to replace CLI. There is a \$2,000 permit fee that was not included in the proposals from either company. **Judith Shafkind**

Approved at January 18, 2016 BOD Meeting

made a motion to approve the bid from ABM in the amount of \$46,095.76. Will Hawking made the second. All in favor, the motion carried.

- Financial Review – Ginsburg & Dwaileebe CPAs have submitted an engagement letter for the annual review and income tax preparation. The cost of \$1,500 is the same as last year and is already budgeted.
- Brief – An owner from one of the Sub Associations submitted a request to include an article in the Brief. No action was taken.
- Roving Patrol – Working with SRP to get “No Parking/Private Property” signs installed on their property south of the canal that is maintained by ABEVA. Will Hawking provided Carol with contact information for Chad Barrett with SRP.
- Landscape – Valley Crest has replaced the plants along Lincoln and Arizona Biltmore Circle that didn’t make it through the summer. This was at no cost to the association.
- Holiday Lighting – Carol will obtain prices for installing holiday lights.
- Next Meeting Date – There will be no meeting in December unless an urgent matter needs to be discussed.

VI. Committee Reports – The following Committee Reports were reviewed and/or discussed by the Board:

A. Architectural

- A submittal for the Best Western sign was approved.

VII. Adjournment – There being no further business to discuss, **Michael Leeman made a motion to adjourn the General Session Meeting. Steven Helm made the second. All in favor, the meeting adjourned at 6:00 pm.**

Respectfully Submitted,
Kelly Rodriguez
Recording Secretary

Approved at January 18, 2016 BOD Meeting