

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
October 17, 2011**

MEMBERS PRESENT ARE CHECKED:

Richard Arroyo	X
James Bell	X
David Damron	
Camille Ercolano	X
Marcia Finberg	X by phone
Steve Goldston	X
Stephen Hoffman	X
Mark Monserez	X
Harvey Shrednick	X by phone
Judith Shafkind	X
Jay Swart	X

ABEVA STAFF PRESENT: Roberta Peterson, Executive Director, Beryl Ross, Administrative Assistant

CALL TO ORDER: President Jim Bell called the meeting to order at 5:35 PM.

GUESTS: None

APPROVAL OF MINUTES: A **MOTION** was made by Jay Swart, seconded by Camille Ercolano and passed to approve the September 12, 2011 Meeting Minutes.

FINANCIAL REPORT: Steve Goldston reported that the financials are right on track for the end of the year. A **MOTION** was made by Judy Shafkind, seconded by Mark Monserez and passed to acknowledge receipt of the September 12, 2011 Financial Report.

Year End Transfer

The following **MOTION** was made by Steve Goldston, seconded by Richard Arroyo and passed:

WHEREAS, it is necessary to fund the ABEVA reserve account to provide for future capital additions and improvements; and;

WHEREAS, in addition to the monthly contributions for the year in the amount of \$7,956.00 an additional contribution of \$45,000, for a total of \$52,956.00, will be adequate to fund the reserves for the fiscal year ending October 31st; and,

WHEREAS, there are adequate funds on hand to make such a transfer; be it

RESOLVED THAT:

1. A transfer from the operating account to the reserve account in the amount of \$45,000 is authorized for the fiscal year ending October 31, 2011.
2. Such transfer shall be made prior to the close of the fiscal year.

The following **MOTION** was made by Steve Goldston, seconded by Jay Swart and passed:
Annual Write off of uncollectable accounts

WHEREAS, it is necessary to write off accounts that are obligations of previous owners who no longer are the property owners and were not collected upon lender foreclosure of the property; and

WHEREAS, it is not economically feasible to try to collect these amounts; be it

RESOLVED THAT:

1. The accounts totaling \$4,174.82 balances be written off :
2. Additional balances arising up to the end of the fiscal year (October 31, 2011) may also be written off, subject to review at the next Board meeting.

COMMITTEE REPORTS

CEVPC – Jay Swart reported that the October CEVPC meeting was cancelled as there was nothing on the agenda. He further reported that the previous Republic and Gazette Ranch building, purchased by Mid First Bank, at 48th Street and Indian School Road was approved, then controversy between neighbors erupted. Mid First Bank worked with residents and all is well now.

Security – Jay Swart updated the board on the issue of resort trucks parking on Arizona Biltmore Circle. After careful review of this issue with the resort and the city, the resort has agreed to create areas on their property to stage the trucks therefore eliminating the safety concerns and issues of trucks parking on ABC. The resort will add additional signs, a camera and update agreements with ABEVA and create an agreement with Biltmore Square. Every effort will be made to complete this project by November 30th.

BOARD DECISIONS/INFO

Bird of Paradise Replacement Bid – Valley Crest has provided a bid for 21 5 gallon Raphiolepis ‘ballerina’ shrubs to replace the Bird of Paradise that have not grown or bloomed in the past 3 or 4 years. A **MOTION** was made by Mark Monserez and seconded by Jay Swart to approve up to \$600.00 for the replacement.

Vault Restaurant Sign – On the National Bank Sign was determined to be a non issue by the board.

BAP Lunch – Roberta Peterson let the board know that the luncheon will be held October 25th, at Embassy Suites. It was confirmed that Richard Arroyo, Jim Bell, Jay Swart will attend.

NEW BUSINESS – Richard Arroyo stated that although Two Biltmore Estates was not a member of ABVEA the owners, of which he is one, do pay fees equal to the amount of ABEVA dues, therefore he would like the patrol to add this street to their patrol. There will be a total of 38 homes of which 13 are occupied. A **MOTION** was made by Mark Monserez and seconded by Jay Swart to add this area to the patrol route. Richard did not vote.

ADJOURMENT – A **MOTION** was made by Mark Monserez, to adjourn at 6:15 P.M.

NEXT BOARD MEETING – The next meeting of the Board of Directors will be held on Monday, November 21st, at 5:30 P.M.in the ABEVA office.

Respectfully submitted,

Beryl Ross, Administrative Assistant

ABEVA Board Member