

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
November 21, 2011**

**MEMBERS PRESENT ARE CHECKED:**

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

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

**CALL TO ORDER:** Vice President Mark Monserez called the meeting to order at 5:30 PM.

**GUESTS:** Dominio Spagnuolo of Biltmore Estates Drive

**OPEN FORUM:** Mr. Spagnuolo requested that the board of directors set a standard operating procedure for all construction work. A **MOTION** was made by Jay Swart, seconded by David Damron and passed to set the standard of operation for construction work in ABEVA to be set as stated by the city of Phoenix. Operating hours will be Monday – Friday 6:00a.m. to 7:00p.m. starting May 1<sup>st</sup> to September 30<sup>th</sup> and 7:00a.m. to 7:00 p.m. October 1<sup>st</sup> to April 30<sup>th</sup>. No week-end or holiday construction without a special city permit.

**APPROVAL OF MINUTES:** A **MOTION** was made by Harvey Shredneck, seconded by Camille Ercolano and passed to approve the October 17, 2011 Meeting Minutes.

**FINANCIAL REPORT:** Roberta Peterson reported on behalf of Steve Goldston that he reviewed the statements and they are reasonable in light of our receipts and expenditures for the month and year. We have kept well within the budget and continue to be good stewards of our association funds. A **MOTION** was made by Harvey Shredneck, seconded by Judy Shafkind and passed to acknowledge receipt of the October 17, 2011 Financial Report.

**Year End Transfer:** A transfer from the operating account to the reserve account in the amount of \$45,000 has been made for the fiscal year ending October 31, 2011 as approved by the Board at the October meeting.

## **COMMITTEE REPORTS**

**CEVPC** – Meeting Cancelled

**Legal** – Jim Bell reviewed application for, Default Hearing/Judgment – B of A vs. JoAnn Joy by Carpenter Hazlewood.

## **BOARD DECISIONS/INFO**

**BAP Lunch** – Roberta Peterson let the board know that the luncheon for December is the holiday lunch. As usual we ABEVA is requested to bring gifts in support of Sojourner Center. A **MOTION** was made by Jay Swart, seconded by Harvey Shredneck and passed to cut a check this year for \$100.00

**TRAFFIC CONCERNS** – 3 concerns from 2 Colony Biltmore IV Homeowners:

1. Trucks entering Arizona Biltmore Circle from Lincoln. They requested that all trucks enter off of 24<sup>th</sup> Street. The board of directors took note of the situation and agreed that this could not be done.

2. Requesting additional Speed Bump on Arizona Biltmore Circle. The board agreed more speed bumps would be a hindrance for emergency vehicles.

3. Requesting additional Signs and concerns of speeders on Claremont. The homeowner is taking the matter up with her association.

## **ANNUAL MEETING**

1. Speakers – It was discussed and the speakers to be invited are, Andrew Stegen, General Manager of the AZ Biltmore Resort and Mayor elect Greg Staton.

2. Voting – A **MOTION** was made by Mark Monserez, seconded by Marcia Finberg and passed that homers NOT in good standing with ABEVA cannot vote in the annual election for new board members.

**62 BED VARIANCE** – Roberta Peterson reported that 62 BED is adding a Guest House and requesting from the city, reducing the side yard setback from 40ft to 10ft. There were no objections to the request.

**RESORT SIGN REQUEST** – Jay Swart provided a letter from Andrew Stegen regarding the signs going on Arizona Biltmore Circle to direct eastbound truck traffic to on site staging areas within the resort property. Andrew asked if the ABEVA board has any objection to the installation of the signs. No objections were made.

**NEW BUSINESS** – Roberta Peterson reported the Jim Bell had moved to a new home that is not in ABEVA though he still owns his home in Colony Biltmore Greens. According to the bylaws you need to reside in ABEVA to be on the Board of Directors. A **MOTION** was made by David Damron, seconded by Mark Monserez and passed to suspend the bylaws that states the a Director's primary residence must be at the Biltmore in order to serve on the ABEVA Board until the completion of his term in February 2012. The board did not wish to amend or suspend beyond that time.

**ADJOURMENT** – A **MOTION** was made by David Damron, to adjourn at 6:25 P.M.

**NEXT BOARD MEETING** – The next meeting of the Board of Directors will be held on Monday, January 16<sup>th</sup>, at 5:30 P.M.in the ABEVA office.

Respectfully submitted,

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Beryl Ross, Administrative Assistant

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ABEVA Board Member