

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
February 17, 2020

Board Members Present: Jim Bell, Judith Shafkind, Mark Monserez, Steve Helm, and Wes Balmer

Board Members Absent: Will Hawking & Bill McKay

Management Present – Carol Jones

- I. **Call to Order** – Board President Jim Bell called the Board of Directors meeting to order at 5:31 pm

- II. **Approval of Minutes** – **Mark Monserez made a motion to approve the January 20, 2020 Open Minutes. Steve Helm made the second. All in favor, the motion carried.**

- III. **Financials – January 2020** – **Judith Shafkind recommended not approving the financials until further review.** See ACCOUNTING under New Business

- IV. **Old Business**
 - **Lincoln Tunnel Gate** – The City of Phoenix has requested ABEVA take down the fence, at the cost of \$250.00, by February 28th. The City will remove any fences still remaining March 2nd.
 - **Golf Course Parking on Thunderbird Trail** – JDM has filed an appeal with the City of Phoenix.
 - **Monument Sign at Thunderbird Trail & 24th Street** – The repairs have been completed to the monument sign, but an electrician is needed for it to light up at night.

- V. **New Business**
 - **2nd Late Notices** – There are 37 homeowners who have not paid the 2019-2020 Annual Assessment. The total delinquency, including small balances, is \$10,8030.00.
 - **Election of Officers & Appointment of Committee Members: Judith Shafkind made a motion Officers and Committee Members remain the same. Steve Helm made the second. All in favor, the motion carried.**
 - **Late Fee Policy** – The current policy was reviewed. Updates will be made for the Board to review.
 - **ABEVA Rental Policy** – The Board decided not to implement a rental policy at this time.
 - **Bump Signs** – It has been reported vehicles do not slow down when approaching the speed bumps, even with the “Bump Signs” and the reflective paint on the bump. The paint will be inspected to make sure it is reflective and possibly install additional “Speed Limit” signs.
 - **Accounting** – **Mark Monserez made a motion to approve interviewing and hiring a new person for the monthly accounting review. In addition, paying up front as needed, for the review of previous months. Steve Helm made the second. All in favor, the motion carried.**

- VI. **Committee Reports**
 - **Architectural** – Architectural Rules Revised – Tabled until the Architectural Committee meets
Biltmore Square Rip Rap has not been addressed per the front exterior landscape approval. Carol will inquire about their timetable to complete.
Mark will drive & take pictures of signage through out the community and report back to the Board
 - **Legal** – N/A
 - **Security** – Post Orders Review
 - **Employee Review** – N/A

- VII. **Adjournment** – There being no further business to discuss, **Mark Monserez made a motion to adjourn. Wes Balmer made the second. All in favor, the meeting adjourned at 5:41 pm.**

Approved at March 16, 2020 BOD Meeting

Respectfully Submitted,
Beth Rose
Executive Assistant

Approved at March 16, 2020 BOD Meeting