

ABEVA 2014 Annual Homeowners Meeting

Arizona Biltmore Resort
2400 E Missouri Ave. Phoenix, AZ 85016
February 11, 2014

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

BOARD MEMBERS ABSENT: None

Management Present – Carol Jones

Homeowners Present – Various

Guest – David Kirken, Manager for Arizona Biltmore Resort

- I. Call to Order** – The Annual Homeowners meeting was called to order by Board President George King at 6:30 pm. George thanked all those in attendance at this meeting and also thanked the Arizona Biltmore Resort for the special room rate and the refreshments.
- II. Affidavit of Meeting Notice and Quorum** – The Affidavit of Meeting Notice was delivered by Mark Monserez, a signed copy is on file in the ABEVA office, and quorum was verified by in person attendance or by mail in ballot.
- III. Introductions** – The following members and volunteers were introduced to the audience:
 - George King, a member on the ABEVA Board of Directors for 2 years.
 - Harvey Shrednick has served for 13 years on the ABEVA Board of Directors. Harvey is retiring as of this meeting.
 - Judith Shafkind has served on the ABEVA Board of Directors for a total of 3 years.
 - Mark Monserez has served on the ABEVA Board of Directors for 5 years.
 - Jim Bell has served on the ABEVA Board of Directors for 5 years.
 - John Chilcott has served on the ABEVA Board of Directors for 1 year.
 - David Damron is a former Vice President of ABEVA and continues to serve on the current ABEVA Board of Directors.
 - Rebecca Heath has served on the ABEVA Board of Directors since August 2013.
 - Michael Braden has served on the ABEVA Board of Directors since August 2013.The following Volunteers were thanked for their services:
 - Jean Grady
 - Virginia Chilcott
 - Patty King
 - Jim Roberts
 - Larry Shafkind
 - Mitzi MankaCarol Jones was introduced as the current Community Manager.
- IV. Approval of 2013 Annual Homeowners Meeting Minutes** – A motion was received from the floor to waive the reading of the February 12, 2013 ABEVA Annual Homeowners meeting minutes and approve them as submitted. The motion was seconded and carried unanimously.
- V. Guest Speaker** – David Kirken, Manager of the Arizona Biltmore Resort, was present to speak at this annual meeting. David stated that he has been manager of

the Resort since May 2012 and is the former manager of Ritz Carlton Properties, has served on the City of Phoenix Chamber of Commerce, and the Arizona Hotel/Lodging Association. David noted that the Arizona Biltmore Resort is under new ownership and room renovations will begin in April of 2014. Renovations are scheduled to be completed by mid-September 2014 followed by the ballrooms to be completed by the end of Summer 2014 however there are no plans for expansion at this time. GIC is a fund of the Government of Singapore which now owns the Resort. David stated that GIC will not be acquiring the golf course.

VI. Financial Reports – Treasurer Judith Shafkind reported that ABEVA is in good standing and there will be no increase in annual dues. Judith reported that reserve savings are on schedule in accordance with the long-term capital improvement goals. Judith reminded homeowners that financial reports are on file at the ABEVA office.

VII. State of the Association – The following updates were provided by the Board:

- Communications – ABEVA continues to publish updates via the BRIEF, email blasts, and on the associations website.
- Legal – ABEVA strives to keep up to date on zoning issues affecting the community, security, traffic, fiscal responsibility, architectural guidelines, document enforcement, and continued support for all sub-associations. It was noted that there are no pending legal matters for ABEVA.

VIII. Announcement of Election Results – Our Accountant, MDM, tallied the ballots received at this meeting and those that were mailed in. The results from the election were as follows:

Rebecca Heath

George King

Michael Leeman

Mark Monserez

IX. Open Session – The following topics were discussed by the homeowners:

- Regular Board of Directors Meetings are held every third Monday of every month in the ABEVA office.
- Grand Paseo – Judith Shafkind of Colony 4 and Treasurer of ABEVA noted that the Grand Paseo belongs to her sub-association Colony 4. Colony 4 is aware of the erosion issues along the path but the Colony has limited funds available for the project. Judith encouraged homeowners to attend regular ABEVA Board of Directors meetings to discuss options for maintaining the Grand Paseo.
- Median Landscaping – Mark Monserez noted that the median along 24th Street is the responsibility of the City of Phoenix regarding landscaping maintenance therein. The Board encouraged homeowners to attend the upcoming Biltmore Area Partnership meeting as City of Phoenix Councilman Sal DiCiccio will be present, to voice their concerns.
- Guardhouse – Mark Monserez responded to a homeowner inquiring on the unmanned guardhouse noting that the guardhouse in question is owned by the Arizona Biltmore Resort, not ABEVA.

- X. Adjournment** – There being no further business to discuss at this annual homeowners meeting Board President George King thanked all those who attended and the meeting was adjourned at 7:00 pm as motioned by Mark Monserez. The motion was seconded by David Damron and carried unanimously.

Respectfully Submitted,
Jennifer Harris
Recording Secretary