

ABEVA 2016 ANNUAL HOMEOWNERS MEETING

Arizona Biltmore Resort, Grand Canyon Room
2400 E Missouri Ave, Phoenix, AZ 85016
February 4, 2016

Board Members Present: Jim Bell, Michael Leeman, Steven Helm, Phil Tibi, Will Hawking

Board Members Absent: Judith Shafkind, Mark Monserez,

Management Present – Carol Jones

Guests – Resort Manager Chintan Dadhich and attorney Scott Carpenter of Carpenter, Hazelwood, Delgado & Wood.

- I. **Welcome** – Board President Jim Bell called the meeting to order at 6:31 pm.
 - a. **Establish Quorum** – The Affidavit of Meeting Notice was mailed in accordance with applicable state laws and a signed copy is on file in the ABEVA office as certified by Board President Jim Bell. Jim Bell also verified that quorum was met either by in-person attendance or mail-in ballot for this meeting.
 - b. **Introductions** – Jim Bell introduced the following members to the audience:
 - Jim Bell current Board President who has served on the ABEVA Board of Directors for more than 5 years.
 - Jim Bell took to recognize Jasper Hawkins who recently passed away. Mr. Hawkins previously served as Board President for ABEVA and was very active in the community.
 - Judith Shafkind current Board Treasurer who has served on the ABEVA Board of Directors for more than 3 years.
 - Mark Monserez current Board Secretary who has served on the ABEVA Board of Directors for more than 5 years and serves on the Legal Committee.
 - Phil Tibi who has served on the ABEVA Board of Directors for 1 year and serves on the Finance Committee.
 - Will Hawking who has served on the ABEVA Board of Directors for about 1 year and serves on the Security Committee.
 - Michael Leeman who has served on the ABEVA Board of Directors for 2 years.
 - Steve Helm who has served on the ABEVA Board of Directors for a few months.The following Volunteers, Employees and Vendors were thanked for their services:
La-Rita Mason – Sign-in Volunteer
Jennifer Bell – Sign-in Volunteer/ABEVA Administrative Assistant
Mitzi Manka – Ballot Counting Volunteer/ CPA for ABEVA
 - c. **Approval of 2015 Annual Meeting Minutes** – Mrs. Hawkins made a motion to accept the 2015 Annual Meeting Minutes as presented. The motion was seconded and carried unanimously.

II. Election Ballots – Nominations from the Floor

A call was made for nominations from the floor, hearing none the nominations were closed.

III. Arizona Biltmore Resort Update: Chintan Dadhich, Resort Manager – Mr. Dadhich spoke on behalf of the Resort and shared the following updates –

- \$35 million was spent on renovations
- 450 rooms were renovated between 2012 and 2013
- Roof and water leak/plumbing repairs have been completed
- The conference center was renovated in 2015

- The Resort has worked with the owners of the Villas and renovations will be completed by those owners in the next 10 to 12 days.
- The restaurants have been renovated and new kitchen equipment was installed
- The main building will be renovated in 2016
- The Ocotillo building will be renovated in 2017

IV. Treasurers Report – The financials were provided to the owners present in the meeting packet. Jim Bell reported that the Board and management has been vigilant in keeping costs low. There has been no increase in assessments for 11 years. He also informed the homeowners that the annual review has been completed by Ginsburg & Dwaileebe CPAs and they can stop by the ABEVA office if they would like to review it.

V. State of the Association – Jim Bell reported that different projects had been completed to enhance the community. The street lights are in the process of being changed to LED. A 10-year road study had been completed and the first phase of the road improvement project has been completed. The next phase will be done in the summer of 2016.

VI. Election Results

CPA Mitzi Manka tallied the ballots received. Jim Bell announced the results of the election as follows:

Arnold Braasch 319 votes
 Steve Helm 359 votes
 Michael Leeman 326 votes
 Mark Monserez 348 votes

VII. Open Forum – The following topics were discussed:

- The maintenance is lacking on the medians on Lincoln Drive – Carol Jones has reached out to the City of Phoenix but was informed that they don't have the funds to maintain the medians as often as needed. Homeowners can contact the City of Phoenix to voice their concerns.
- Speed bump signs
- The bushes on the walkway between the Resort and Courts I need to be trimmed back – The property belongs to one of the sub-associations.
- Wash walkway – maintenance is on-going
- Pet waste not being picked up. Need pet stations on Biltmore Estates Drive.
- Biltmore Lunch Bunch at Frank & Alberts – La Rita Mason invited the ladies to join the group. The members' ages range from 30 to 85 years.
- Gatehouse built but never used – It was built by the Resort to allow for PUD zoning should the Resort decide to add on to the property.

VIII. Adjournment – There being no further business to discuss, the meeting was adjourned at 7:10 pm.

Respectfully Submitted,
 Kelly Rodriguez
 Recording Secretary