

ABEVA 2019 ANNUAL HOMEOWNERS MEETING

Arizona Biltmore Resort, Grand Canyon Room
2400 E Missouri Ave, Phoenix, AZ 85016
February 13, 2019

Board Members Present: Jim Bell, Steven Helm, Will Hawking, Judith Shafkind and Bill McKay

Board Members Absent: Arnie Braasch

Management Present – Carol Jones

- I. Welcome** – Board President Jim Bell called the meeting to order at 6:30 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 Vice President/Secretary Steven Helm. 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 8 years and serves on the Legal and Architectural Committees.
 - Judith Shafkind current Board Treasurer who has served on the ABEVA Board of Directors for more than 6 years and serves on the Finance, Election and Employee Review Committees.
 - Steven Helm who has served on the ABEVA Board of Directors for 4 years and serves on the Security and Employee Review Committees.
 - Arnold Braasch who has served on the ABEVA Board of Directors for 3 years and serves on the Election and Architectural Committees.
 - Will Hawking who has served on the ABEVA Board of Directors for about 4 years and serves on the Security and Finance Committees.
 - Bill McKay who has served on the ABEVA Board of Directors for 1 year and serves on the Architectural and Employee Review Committees.
- The following Volunteers, Employees and Vendors were thanked for their services:
La-Rita Mason – Sign-in Volunteer
BJ Reed – Sign-in Volunteer
Susan Aavang – Sign-in Volunteer
Mitzi Manka – Ballot Counting Volunteer/ Accountant for ABEVA
- c. Approval of 2018 Annual Meeting Minutes** – **An owner made a motion to accept the 2018 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: Sheila Foley, General Manager – Ms. Foley was unable to attend the meeting. Carol Jones will reach out to request an update that can be published in the newsletter.

IV. Treasurers Report – The financials were provided to the owners present in the meeting packet. Judith Shafkind reported that the Association is financially healthy and that the

Approved at 2/17/2020 Annual Meeting

Board and management has been vigilant in keeping costs low. There has been no increase in assessments for many years. The financials are available to the members, you can schedule an appointment to review them at the management office.

V. State of the Association – Jim Bell reported the following items:

- The Board has hired a zoning attorney and a team of professionals to consult on the proposed PUD project on 24th St & Arizona Biltmore Circle. There are costs involved in that but the review is in preliminary stages. The goal is to help protect the community and the individual owner's property values.
- Working to gain compliance from the Resort with regards to parking rules laid out in the PUD Restrictions.
- A reply from the City of Phoenix is pending regarding the gate at Lincoln. The community to the north has locked the gate which creates a safety issue and blocks access.
- Street lights have been retrofitted with LED fixtures which has decreased the cost of maintenance from \$6,500.00 annually to \$650.00.
- Seal coating will be done in 2019 on ABC & 24th Parkway.
- Sidewalks are being inspected and repaired to cure trip hazards.

VI. Election Results

Carol Jones announced the candidates with the majority votes are as follows:

Jim Bell

Judith Shafkind

Will Hawking

VII. Open Forum – The following topics were discussed:

- PUD project and legal costs.
- Possible installation of trees on 24th Street median.
- Speeding on ABC.
- Lights on the walking paths on Thunderbird Trail.
- Possible replacement of speed bump signage on ABC.
- A request was made to invite Sheila Foley to the next Board meeting.

VIII. Adjournment – There being no further business to discuss, the meeting was adjourned at 7:21 pm.

Respectfully Submitted,
Kelly Rodriguez
Recording Secretary