

ABEVA 2020 ANNUAL HOMEOWNERS MEETING

Arizona Biltmore Resort, Grand Canyon Room

2400 E Missouri Ave, Phoenix, AZ 85016

February 11, 2020

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

Management Present – Carol Jones

I. Welcome – Board President Jim Bell called the meeting to order at 6:34 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 Secretary Mark Monserez. 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 9 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 8 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.
- Mark Monserez who has served on the ABEVA Board of Directors for 9 years and serves on the Legal and Architectural Committees.
- Will Hawking who has served on the ABEVA Board of Directors for 5 years and serves on the Security and Finance Committees.
- Bill McKay who has served on the ABEVA Board of Directors for 2 year and serves on the Architectural and Employee Review Committees.
- Wes Balmer who has served on the ABEVA Board of Directors since 2019 and serves on the Architectural Committee.

The following Volunteers, Employees and Vendors were thanked for their services:

Susan Aavang – Sign-in Volunteer

Kelly Rodriguez – Sign-in Volunteer

Carol Jones – Sign-in Volunteer

c. Approval of 2019 Annual Meeting Minutes – An owner made a motion to accept the 2019 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 reported that the resort currently has \$60 million in projects underway and just got approval for another \$30 million in projects. Those projects include:

- Spa Improvement to be completed by October 2020
 - Expanding the facility by 1500 square feet.
 - Will have a sauna, water treatments, snow room, oxygenated pool and mud treatments.
 - Converted some of the guest rooms into treatment rooms.
- Family Pool aka Paradise Pool – Opening April 2020
 - Slide tower with two speed slides and a champagne bowl slide.
 - Adding a splash pad, additional cabanas and new furnishings.
 - New pool decking and pebble tech pool surfacing.

- New Event Lawn and Bar with fire pit and water feature – scheduled to open April 2020.
- New Adult Pool with bar and cabanas scheduled to open April 2020.
- Wrights Bar is getting a refresh and will blend more with the outdoor space.
- Wrights Restaurant is getting a refresh.
- The cottages will be getting a refresh and the resort is planning to invest approximately \$1 million per cottage.
- Landscape improvements and new signage and lighting.

IV. Treasurers Report – The financials were provided to the owners present in the meeting packet. Judith Shafkind reported that the Association is financially healthy with less than 2% in bad debt. The Board reviews all expenditures and works with management to keep costs low which has made it possible to keep the assessments at the same rate for the past 16 years. The 2019 annual review has been completed and is available to the membership.

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

- The Board works to maintain relationships with the Resort and government departments such as the police and zoning departments.
- Working to save water without compromising the appearance of the community.
- Working with the City and legal counsel to open the gates under Lincoln. The tunnel is designed for drainage and having the fences is a flood hazard.
- Roving patrol is using electric cars which has saved hundreds of dollars in gas. Post orders for the sub-associations are being enforced through roving patrol.
- The speed bumps have been lowered on Thunderbird Trail.
- 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:

Steven Helm
Bill McKay
Wes Balmer

VII. Open Forum – The following topics were discussed:

- PUD project on 24th St? – The project is currently on hold with no updates.
- Is the Dissolution of ABEVA true? – No.
- Legal issue with the golf course – why is ABEVA not involved? – The Board has decided not to take sides in the dispute as there are ABEVA members on both sides. The final outcome is going to be decided by the courts.
- Committee meeting schedules and minutes? – Per state statute only regularly scheduled committee meetings must be posted and minutes provided. The ABEVA committees do not have a regular meeting schedule so the statute does not apply.
- Improved signage for speeders? – An owner requested brighter signage, the Board will take it under advisement.

VIII. Adjournment – There being no further business to discuss, a motion was made and seconded to adjourn the annual meeting. The meeting was adjourned at 7:34 pm.

Respectfully Submitted,
Kelly Rodriguez
Recording Secretary