

ABEVA 2020 ANNUAL HOMEOWNERS MEETING

Biltmore Embassy Suites
2630 E Camelback Rd, Phoenix, AZ 85016
February 9, 2021

Board Members Present: Steven Helm, Will Hawking, Judith Shafkind, Bill McKay and Wes Balmer
Management Present – Carol Jones

- I. Welcome** – Board Vice President Steven Helm called the meeting to order at 6:35 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. Steven Helm also verified that quorum was met either by in-person attendance or mail-in ballot for this meeting.
- b. Introductions** – Steven Helm introduced the following Board members to the audience:
- Judith Shafkind current Board Treasurer who has served on the ABEVA Board of Directors for more than 9 years and serves on the Finance, Election and Employee Review Committees.
 - Steven Helm who has served on the ABEVA Board of Directors for 5 years and serves on the Security and Employee Review Committees.
 - Mark Monserez who has served on the ABEVA Board of Directors for 11 years and serves on the Legal and Architectural Committees.
 - Will Hawking who has served on the ABEVA Board of Directors for 6 years and serves on the Security and Finance Committees.
 - Bill McKay who has served on the ABEVA Board of Directors for 3 years and serves on the Architectural and Employee Review Committees.
 - Wes Balmer who has served on the ABEVA Board of Directors for 2 years and serves on the Architectural Committee.
- The following Volunteers, Employees and Vendors were thanked for their services:
Susan Aavang – Sign-in Volunteer
Drew Schroder – Sign-in Volunteer
Carol Jones – Sign-in Volunteer
- c. Approval of 2020 Annual Meeting Minutes** – **Patricia Hawkins made a motion to accept the 2020 Annual Meeting Minutes as presented. Terry Taylor made the second. All in favor, the motion 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. 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 and fully-funded reserves. 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 17 years. The 2020 annual review has been completed and is available to the membership.

IV. State of the Association – Steven Helm reported the following items:

- The Board works to maintain relationships with the Resort and government departments such as the police and zoning departments.
- Working with the City and legal counsel to open the gates under Lincoln. The tunnel is designed for drainage and having the gates closed is a flood hazard.
- Roving patrol is now AAA Smart Home and post orders for the sub-associations are also being enforced through the roving patrol.
- Landscape renovations have resulted in water cost savings.

Approved at February 16, 2022 Annual Meeting

- Sidewalks have been inspected and repaired to cure trip hazards.
- The Enhancement Committee has been formed to identify projects that will enhance the community.
- Street lighting costs were reduced from \$6,500 to \$650.
- Seal coating was completed and the roads are swept weekly.

V. Election Results

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

Garnet Harding

Will Hawking

Keith Mishkin

Judith Shafkind

VI. Open Forum – The following topics were discussed:

- Possibility of ABEVA assisting the sub-association with projects. – A legal opinion was obtained and the Board was advised that it goes against the governing documents.
- What will reserve funds be used for? – Entrance enhancements and other items identified by the Enhancement Committee that receive Board approval.
- Will the roads be done in 2022? – They will be evaluated to see if any work needs to be done.
- Condition of the medians on 24th St – The members were encouraged to contact Councilman Sal DiCiccio’s office.
- Zoning adjustment on the golf course land.

VII. Adjournment – There being no further business to discuss, **Garnet Harding made a motion to adjourn the annual meeting. Keith Mishkin made the second. All in favor, the meeting was adjourned at 7:05 pm.**

Respectfully Submitted,
 Kelly Rodriguez
 Recording Secretary