

# ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
March 16, 2020

**Board Members Present:** Jim Bell, Judith Shafkind, Mark Monserez, Steve Helm, Will Hawking and Bill McKay

**Board Members Absent:** Wes Balmer

**Management Present** – Carol Jones

- I. **Call to Order** – Board President Jim Bell called the Board of Directors meeting to order at 5:25 pm
- II. **Visitor(s)** – Tom O'Malley, JDM Golf Course
- III. **Approval of Minutes - Judith Shafkind made a motion to approve the February 17, 2020 Open Minutes. Mark Monserez made the second. All in favor, the motion carried.**
- IV. **Financials – Year to Date 2020 – Judith Shafkind made a motion to approve the Year to Date Financials as of February 29, 2020. Mark Monserez made the second. All in favor, the motion carried.**
- V. **Old Business**
  - **Lincoln Tunnel Gate** – The gates and fences are down on both sides of the tunnel (Grand Paseo). The ABEVA owners have been expressing their appreciation and have been utilizing the “open” path.
  - **Golf Course Parking on Thunderbird Trail** – Tom O'Malley gave an update at the beginning of the meeting.
  - **Monument Sign at Thunderbird Trail & 24<sup>th</sup> Street** – The monument does not have electricity. Electricians have been scheduled but the recent weather has been a factor in getting estimates. An electrician is scheduled for tomorrow.
  - **“No Parking” Signs on BED** – Several calls and emails have been received about the “No Parking” signs along Biltmore Estates Drive. The signs are having a negative affect on the aesthetics of the entire ABEVA community.
- VI. **New Business**
  - **Demand Notices** – There are 2 unpaid accounts for the 2019-2020 Annual Assessment. Demand Notices were sent at the beginning of March. Accounts remaining unpaid at the beginning of April will be turned over to the attorney for collections.
  - **BED Sealcoat / May 2020 - Judith Shafkind made a motion to approve the estimate of \$43,000 from Roadrunner Sealcoat to sealcoat Biltmore Estates Drive. Steve Helm made the second. All in favor, the motion carries.**
  - **Late Fee Policy** – The current policy is being updated with the attorney. Updates will be made for the Board to review.
  - **Bump Signs** – The Speed Bumps will be re-stripped with Gorilla paint after the sealcoating in May. This will make them brighter and more visible. In addition, “25 MPH” will be painted on the street
- VII. **Committee Reports**
  - Architectural–Square Rip Rap removal contingency has been ignored. The attorney will send a letter.
  - Legal – N/A
  - Security – Post Orders Review
  - Employee Review – N/A
- VIII. **Adjournment** – There being no further business to discuss, **Bill McKay made a motion to adjourn. Mark Monserez made the second. All in favor, the meeting adjourned at 6:12 pm.**

Respectfully Submitted,  
Beth Rose  
Executive Assistant

Approved at BOD Meeting July 20, 2020