

# **ABEVA BOARD OF DIRECTORS MEETING**

Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
June 21, 2021

**Board Members Present:** Steve Helm, Will Hawking, Judith Shafkind, Mark Monserez, Bill McKay, Keith Mishkin, Garnet Harding, and via conference call John Lynch (John exited the meeting after 38 minutes)

**Board Members Absent:** Wes Balmer

**Management Present:** Carol Jones

**Guest Present:** Scott Carpenter Esq.

**Homeowners Present:** Rebecca Heath (left before being able to address the Board)

- I. **Call to Order** – Board President Steve Helm called the Board of Directors meeting to order at 5:30 pm
- II. **Homeowner Forum** – Rebecca Heath was at the meeting to discuss the money being spent on the beautification of the 4 entrances to ABEVA. She never received any notices about the meetings. However, she left without being heard due to the length of the Executive Session.
- III. **Scott Carpenter** – see attached

**The Board adjourned the Open Session and called the Executive Session to order at 5:41 pm**

- IV. **Approval of Minutes** – Judith Shafkind made a motion to approve the May 17, 2021 minutes Mark Monserez seconded the motion. All in favor, the motion carried.
- V. **Financials** – Judith Shafkind made a motion to approve the May 2021 financials. Mark Monserez made the second. All in favor, the motion carried.
- VI. **Old Business**
  - **Curbing on BED** – tabled until after reviewing the rendering from Greedy Pickett
  - **Bump Signs** – On Hold
  - **Radar Speed Signs** – On Hold
- VII. **New Business**
  - **No Parking Signs on Colter** – Judith Shafkind made a motion to approve the installation of 4 No Parking signs on Colter not to exceed \$830.00. Mark Monserez made the second. All in favor, motion carried.
  - **Re-Stripping roads** – A motion was made and seconded to approve re-stripping the roads, including the “bumps” not to exceed \$7600.00. All in favor, motion carried.

## VIII. Committee Reports

- Architectural
- Beautification
  - a. **Meeting Notices** - Not all the Beautification Committee meetings have been noticed, even though there was a quorum of the Board of Directors in attendance. *Carol is trying to get the meeting notices on the website and she will also send out an email to the homeowners.*
  - b. **Bill McKay** motioned that the Board approve the Committee to create a presentation and offer to the golf course and hotel to contribute to the Beautification funding in return for golf course support of the project and the hotel...just the golf course for now. Call for clarification. There was not a second motion or a vote. Motion dies.
  - c. **JDM Golf Course Project** – Bill McKay motioned for ABEVA to move off its neutral position and take a positive position on the beautiful nature of the golf course project if they contribute a sum of money to the Beautification Committee AND/OR pay for signage, an Adobe sign, at the entryway. Judith Shafkind called for the motion and Mark Monserez seconded. Vote for, Garnet Harding, Keith Miskin, Bill McKay, Will Hawking, in favor; opposed Judith Shafkind, Mark Monserez, Motion passed 4 -2 as amended.
  - d. **Bill McKay** motioned to show the Biltmore Resort the work in progress renderings from Greey Pickett, which will be presented to the Board July 14<sup>th</sup>, and re-engage discussion with Blackstone, to ask for financial investment in the Beautification Committee project. Representing the Beautification Committee, not the ABEVA Board. Keith Mishkin seconded the motion. All in favor, motion carried.
  - e. **Letter to Greey Picket** – Bill McKay requested Steve Helm write a letter to Greey Pickett regarding the June 28<sup>th</sup> meeting notice. Steve will not write a letter but would respond if Greey Pickett wrote a letter to him.
- Legal
- Security
  - a. Post Orders
- Employee Review – N/A

IX. **Adjournment** – There being no further business to discuss, a motion was made and seconded to adjourn the Meeting. All in favor, the Meeting adjourned at 7:36 pm.

Respectfully Submitted,

Beth Rose  
Executive Assistant

Approved at BOD Meeting 7-19-2021