

ABEVA BOARD OF DIRECTORS MEETING

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
July 19, 2021

Board Members Present: Steve Helm, Will Hawking, Judith Shafkind, Mark Monserez, Keith Mishkin, Wes Balmer, Garnet Harding, John Lynch and Bill McKay

Board Members Absent:

Management Present: Carol Jones

Guest Present: Scott Carpenter Esq.

Homeowners Present: Tom Gagen, Duane Miller, Andrew Waite, Greg Bradshaw, Warren Sackman, Joan Farley, Adele Arellano, Dennis Clifford

- I. **Call to Order** – Board President Steve Helm called the Board of Directors meeting to order at 5:30 pm

- II. **Homeowner Forum** – The homeowners voiced concerns about; the Beautification project using all desert materials, the JDM Golf Course project and the increase in traffic and the safety of pedestrians and increase and/or special assessments for the Beautification project.

- III. **Approval of Minutes** – **Judith Shafkind made a motion to approve the June 21, 2021, minutes. Wes Balmer seconded the motion. All in favor, the motion carried.**

- IV. **Financials** – **Judith Shafkind made a motion to approve the June 2021 financials. Wes Balmer made the second. All in favor, the motion carried.**

- V. **Old Business**
 - **Curbing on BED** – tabled until after reviewing the rendering from Greedy Pickett
 - **Bump Signs** – On Hold
 - **Radar Speed Signs** – On Hold
 - **Re-Striping the roads** – Has been completed
 - **No Parking Signs on Colter** - Has been completed

- VI. **New Business**
 - **Ratify Approval of On-Line Audio/Visual Equipment** – Equipment for on-line meetings and meeting presentations will be installed the week of July 26, 2021. The total for the equipment will be about \$3200.00. **Wes Balmer motioned to ratify approving the expense for the audio/visual equipment for the conference room. Mark Monserez seconded. All in favor, motion carried.**
 - **Oleanders along 24th Street** – **Wes Balmer motioned that the communities that border 24th Street be mandated to prove that they are adequately water the oleanders and they are maintaining them and take out the dead materials. Including, doing whatever they can to increase their survivability. Will Hawking made the second. All in favor, motion carried.**
 - **Special Assessment for Beautification Project** – **Keith Mishkin motioned that the funding of the Beautification will not come by “Special Assessment” to the ABEVA members. Wes Balmer made the second. All in favor, the motion carried.**

Approved at 8/16/2021 BOD Meeting

- **Communication with Homeowners - Garnet Harding** motioned that we as a Board do not communicate anything to the membership at large concerning the Beautification project without approval of the Committee. Wes Balmer made the second. **AMENDED: Establish a rule that any communication that needs to be done on any project of any committee first be run by that committee and approved by the Board in its entirety before it gets sent out to our members. All in favor, motion carried.**

VII. Committee Reports

- **Architectural**
- **Beautification**
 - a. Legal Expenses – Bill McKay** motioned to invest up to \$5000.00 for Scott Carpenter to review the “Road Rights of Way”, the hotel and ABEVA agreement and any other related questions. Also, a graphic representation of both the ownership and maintenance and its relationship to the documents. The legal costs will be separated for the Beautification Committee’s budget versus ABEVA’s. **Keith Mishkin seconded the motion. All in favor, motion carried.** Scott Carpenter will try and have this information by the end of July 2021. All letters, memos, graphics, etc. will be sent to Carol, as the Executive Director, and she will distribute them to the Board of Directors.
 - b. Expand the Scope of the Beautification Committee – Not at this time**
 - c. JDM/Golf Course –**
 - 1. Wes Balmer** motioned to be involved, not approve, with the JDM golf course project. The motion was seconded. **Vote for, Wes Balmer, Will Hawking, Mark Monserez, Keith Mishkin, John Lynch, Garnet Harding, Bill McKay in favor; opposed Judith Shafkind. Motion passed 7-1.**
 - 2. Bill McKay** motioned for the Beautification Committee to investigate all concerns, including but not limited to, covenants, regulations, and zoning issues and community concerns regarding JDM’s golf course project. **Wes Balmer seconded the motion. All in favor, motion carried.**
 - d. Pump Station – Keith Mishkin** motioned to engage Scott Carpenter to write a letter notifying the homeowner of 2409 E Marshall Ave of ABEVA’s position of easement ownership of the easements. Including an invitation to the owner to discuss ABEVA’s vision of signage and beautification. **Mark Monserez seconded the motion. All in favor, motion carried.** Scott Carpenter will try and have this completed by the end of July 2021.
 - e. Greey Pickett – Is available to schedule a Special Meeting of the Board for a Formal presentation**
- **Legal**
- **Security**
 - a. Post Orders**
- **Employee Review – N/A**

VIII. Adjournment – There being no further business to discuss, a motion was made and seconded to adjourn to the Executive Session Meeting. All in favor, the Open Meeting adjourned at 8:00 pm.

Respectfully Submitted,

Beth Rose
Executive Assistant

Approved at 8/16/2021 BOD Meeting

