

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
April 19, 2010**

MEMBERS PRESENT ARE CHECKED:

James Bell	X
Camille Ercolano	X
Marcia Finberg	X
Steve Goldston	X
Stephen Hoffman	X
Heather Litton	X
Mark Monserez	X
Harvey Shrednick	X
Dr. Arnold Serbin	X
L.A Shafkind	X
Jay Swart	X

ABEVA STAFF PRESENT: Roberta Peterson, Executive Director and Beryl Ross, Administrative Assistant

GUESTS: None

CALL TO ORDER: President, James Bell, called the meeting to order at 5:30 PM.

APPROVAL OF MINUTES: A **MOTION** was made by L.A. Shafkind, seconded by Stephen Hoffman and passed to approve the March 15, 2010 Meeting Minutes.

FINANCIAL REPORT: Stephen Hoffman reported that the way the financials look today we will be on budget by the end of the year. A **MOTION** was made by Mark Monserez, seconded by LA Shafkind, and passed to acknowledge receipt of the March 31, 2010 Financial Reports.

EXECUTIVE DIRECTOR REPORT

SIDEWALKS ADJOINING ABEVA MAINTAINED STREETS – Roberta Peterson reported that there is no agreement on who maintains the sidewalks nor are they part of the Reserve Study. Outside of Courts I there are 2 pieces of heaved sidewalk on each end of two other pieces for the total of four pieces that need to be removed and replaced. A **MOTION** was made Jay Swart, seconded by L. A. Shafkind and passed to repair all the sidewalks on the roads that ABEVA maintains, but first Roberta will walk around and see if there are any other areas of sidewalk that need to be repaired.

FAIRWAY LODGE HOMEOWNER – REQUEST FOR SPEED BUMP – Roberta reported that one homeowner from the Fairway Lodge requested a speed bump on Camino Acequia. The board agreed to look into the matter when it is requested by the homeowners association.

GRANDFATHER INCOME – ABEVA received two more checks for a total of 12 homes.

CHICKENS – A complaint was made that a grandfathered lot, has chickens in the back yard. A couple of surrounding homes would like for ABEVA to intervene. The board agreed that ABEVA has no authority to step into this issue and advice the neighbors to contact the city.

LINCOLN CONCRETE WALL – A MOTION was made by Marcia Finberg, seconded by Jay Swart and passed to have ABC Scapes plant 19, 5gallon summer flowers in front of the wall on the south east corner of Lincoln just east of Arizona Biltmore Circle.

COMMITTEE REPORTS

COLONY BILTMORE IV SPECIAL ASSESSMENT MEETING –Marcia Finberg reported that Colony Biltmore IV is shy 4 votes to pass the assessment to fix or remove the tennis courts. They are working to obtain these in the time allowed.

GREETER HOUSE MEETING w/PYRAMID – See report attached to these minutes.

CEVPC – Jay Swart reported that at last month’s meeting by a vote of 15 to 0 Donovan’s will be getting the extended parking lot.

Claremont Committee – Heather Litton stated there was nothing new to report.

Legal Committee – James Bell and Mark Monserez had nothing to report.

Security Committee – Jay Swart reported that there has been a recent increase in seasonal burglaries in the Arcadia and Biltmore areas. Jay received information on protecting your homes by making it secure, being a good neighbor and what to do if you are a victim. See attached. **A MOTION** was made by Mark Monserez, seconded by L. A. Shafkind and passed to e-mail this information to all homeowners that ABEVA has e-mail addresses for and mail the information to all Grandfathered homes. A copy will be given to each community president to distribute as they see fit.

Jay reported that the light bar for the truck has been ordered.

NEW BUSINESS – Jay Swart requested that he be able to attend a Biltmore Area Partnership (BAP) luncheon with ABEVA. The budget had been set up for only the Executive Director and the President to attend. **A MOTION** was made by Jim Bell, seconded by Mark Monserez that all board members may attend any of the BAP luncheons. This passed by a vote of 10-1.

ADJOURNMENT - **A MOTION** was made by L.A. Shafkind, which was seconded by Mark Monserez and passed to adjourn the meeting at 6:20 p.m.

Respectfully submitted,

Beryl Ross, Recording Secretary

ABEVA Board Member

Greeter House Meeting

Resort Gate House on Thunderbird Trail

On April 7, 2010, in President, Jim Bells absence, V.P., Heather Litton and I met with Andrea Pelletier, Project Director for Pyramid Group and Terry Bauer Director of Security for the Resort.

1. The construction time frame is expected to be from April 5th through June 4th.
2. The city changed the approach, lengthening the lane closest to the Greeter House.
3. Cameras will be installed on both sides of the building to capture both license plates and facial photos. There will be no flashing lights.
4. Andrea believes the camera system monitoring contract, which is to be provided by BCIC, will be with Bolt Enterprises.
5. There will be landscape around the building although the palm trees in that location will be removed on Friday, April 9th.
6. They agreed to construction hours of 7 am - 6 pm even though the city allows sunrise to sunset.
7. They will use temporary green screened fencing to secure the construction site.
8. Traffic will be impeded at times while they cut through the street for utilities. They will have cones or flagmen as needed and they agreed to notify us in advance, when possible, of lane closures.
9. The contractor will be Newman Builders.
10. The building will be 167 square feet.

Heather requested Pyramid supply ABEVA with the details of the Security Camera Agreement when available. Such information should include; what is being monitored, who is doing the monitoring, who has access to the data and how long the records will be held.

Heather requested they consider removable planters in the area closet to the Greeter house until the house is manned. This would be to lessen confusion to those entering to go to the resort.

Jim Bell, the President of ABEVA, requested this be sent to all ABEVA email addresses of record. Please share with those you know who may not have email.

There has been a recent increase in seasonal burglaries, in particular in the Arcadia and Biltmore areas. Burglaries are usually crimes of opportunity. Burglars take advantage of the mild weather to seek out homes with open windows and doors. The Phoenix Police Department has provided several steps you can take to improve the security of your home:

SECURE YOUR HOME

- Lock all doors and windows, NOT JUST SCREENS. Screens can be easily cut to gain entry.
- Close and secure your garage. Don't leave it open even a foot!
- Lock your vehicle. If you park in the driveway and have a garage, do not store your garage door opener in your vehicle. A thief can access the vehicle and use the garage opener to gain entry into your home.
- If you have a doggie door, keep in mind a person of smaller stature could use it as an entry point. Secure this point of entry.
- Lock your gates. If a criminal has to deal with locks or jump over fences, this can be much more obvious to neighbors as something out of the ordinary.
- Light the night. Low voltage lighting and/or motion activated lighting make are a tremendous deterrent to crime. Leaving the outside lights on all night can be a good prevention tool.
- Consider installing an alarm system. Burglars do not like having any attention drawn to them.

BE A GOOD NEIGHBOR

- Be watchful of suspicious activity around your home, and your neighbors.
- Watch for vehicles driving through alleyways. Alleys are not to be used as thoroughfares. Report suspicious activity.
- Get to know your neighbors. Pick up newspapers in the driveway, and know what vehicles should be parked at the home.
- Be wary of solicitors. Do not allow people into your home who you do not know, and monitor their activity after they leave your doorstep.

WHAT TO DO IF YOU ARE A VICTIM

- If you arrive home and believe your home was burglarized, don't enter. Call 9-1-1 and report the crime immediately.
- Don't touch or disturb anything. Evidence collection has led to the arrest of many burglars. Allow the officer to view the crime scene just as you found it.
- If you believe someone is in your home while you are home, DO NOT CONFRONT THE INTRUDER. If you can, quietly exit the home and call 9-1-1. If you cannot leave without alerting the criminal, go to a safe room, lock the door and call 9-1-1.

The best defense against crime is to be aware and informed. Learning and following these simple suggestions will go a long way toward keeping your home and neighborhood safe.

Please call **911** to report a serious crime, fire, serious medical condition, crime in progress, or any situation requiring immediate response of Police, Fire or Emergency Medical Personnel.

Please call **NON-EMERGENCY CRIMESTOP** (602-262-6151) to report any situation NOT requiring immediate response such as report calls for burglary, thefts, stolen vehicles, non-urgent traffic problems, or loud noise complaints.