

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
March 21, 2011**

MEMBERS PRESENT ARE CHECKED:

Richard Arroyo	X
James Bell	X
David Damron	X
Camille Ercolano	X
Marcia Finberg	X
Steve Goldston	X
Stephen Hoffman	X
Mark Monserez	X
Harvey Shrednick	X
Judith Shafkind	
Jay Swart	X

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

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

GUESTS: Regina Miskewitz and Bill Fenster from Biltmore Square

APPROVAL OF MINUTES: A **MOTION** was made by Richard Arroyo, seconded by David Damron and passed to approve the February 21, 2011 Meeting Minutes.

FINANCIAL REPORT: Steve Goldston reported that the financials are in good standings, less than 2% of the homeowners still owe their annual dues and reported he will have the late notice sent to Geneva Holdings 30 days after the initial billing which was mailed March 3rd. A **MOTION** was made by Mark Monserez, seconded by Jay Swart and passed to acknowledge receipt of the February 21, 2011 Financial Report.

COMMITTEE REPORTS

CEVPC – Jay Swart reported there was no meeting. He did attend a meeting pertaining to Medical Marijuana Buildings and reported that the first 6 locations were approved.

BILTMORE SQUARE: Regina Miskewitz, from Biltmore Square, prepared a paper for discussion on the Synthetic Grass. See attached
A **MOTION** was made by Harvey Shrednick, seconded by Mark Monserez to request additional information the week before our next meeting. The **MOTION** failed 6 to 4. The denial for artificial grass, which was to be installed by March 18th, stands.

BOARD DECISIONS/INFO

Lincoln Landscape – The bougainvillea on the railing along Lincoln froze to the ground. Roberta reported that it would cost about \$875.00 to replant. Roberta suggested planting Passion Vines that would cover the railing much faster. A **MOTION** was made by Marcia Finberg, seconded by Jay Swart and passed to plant Passion Vines.

Reserve Study – A **MOTION** was made by Harvey Shrednick, seconded by Mark Monserez and passed to wave the Reserve study this year.

NEW BUSINESS

Jim Bell stated that if Biltmore Square does not comply before our next meeting it will be put on the agenda in April.

ADJOURNMENT – A **MOTION** was made by Mark Monserez to adjourn to Executive Session at 6:30 P.M.

NEXT BOARD MEETING – The next meeting of the Board of Directors will be held on Monday, April 25th, rather than April 18th due to Passover, at 5:30 P.M. in the ABEVA office.

Respectfully submitted,

Beryl Ross, Administrative Assistant

ABEVA Board Member

Synthetic Grass at Biltmore Square

This white paper discusses Synthetic Grass and Biltmore Square's desire to install SYNfescue Platinum 351 in the area east of the Guard House between the wrought iron fence and street, 2nd elevation.

Background:

Biltmore Square has recently submitted two 'Requests for Architecture Approval' to ABEVA for improvement to the area outside our community. Approval was garnered predicated on natural grass being planted in the lower area. We would like to request that further consideration be given to our request to employ artificial grass to this area.

The 2011 State of Water in Phoenix:

Although 70% of the Earth's surface is made of water, < 1% of the water supply is fresh water for human consumption. In most communities across the USA, 50-70% of water consumption is used for outdoor irrigation.

As everyone knows here in the Valley of the Sun, the cost of fresh water continues to rise. Over the last five years, the cost of water in Phoenix rose **40%** with an average of a **9%** increase alone in March 2010. On February 23, 2011, a **7%** increase to be effective **April 1, 2011** was approved by the Phoenix City Council. Furthermore, there are additional proposed increases for the next three years of 7% (2012,) 6.25% (2013) and 5.5% (2014.)

Why We Love a Green Lawn?

There is something beautiful and comforting about mown grass. Whether you are throwing a ball, lying in the shade on a hot day or sitting outside on a warm night, a green lawn is a pleasure. Fresh cut grass smells so good too! Many of us have come from areas with lots of green grass. However, lawns can be an environmental nightmare when you live in a dry, arid climate.

History of Artificial Grass:

Available since the 1960s, artificial grass has come a long way in terms of technological enhancements.

David Chaney moved to Raleigh, NC in 1960. He served as Dean of North Carolina State University College of Textiles. He headed the team of researchers at Research Triangle Park who created the first notable artificial turf. Sports Illustrated declared Chaney as 'the man responsible for indoor major league baseball and millions of welcome mats. Prominence came in 1965 when Astro Turf was installed in the newly built Astrodome in Houston, Texas.

Pros for Artificial Grass:

- Always looks good
- Reduces carbon footprint
 - o Eliminates the need to water
 - o Eliminates the use of harmful pesticides and fertilizers
- Eliminates the need to operate gas-powered lawn mowers
 - o Less air pollution
 - o Less noise pollution
- Eliminates the need to weed and seed
- Doesn't get muddy after a heavy rain storm
- Keeps critters away such as bugs, snakes, rodents
- Natural Grass requires sun to grow, thus there tends to always be brown, patchy areas below trees.
- It allows yet another good use of recyclable materials thus avoiding adding more junk to our precious land-fills.

Cons for Artificial Grass:

- Gets hot
- Does not put oxygen back into the atmosphere
- High initial costs

Others Using Artificial Turf:

More and more resorts and public places are employing artificial turf.

To name a few: Mandarin Oriental Hotel on their 38th Floor Terrace Yoga Deck in NYC, San Diego Zoo, Disneyland, > 6 acres at the Wynn Resort in Las Vegas, and the Laguna Cliffs Marriott Resort and Spa

Discussion:

The HOA Board at Biltmore Square wants nothing more than to preserve an outstanding aesthetic Biltmore community. Thus they selected SYN Fescue Platinum 351 as the brand and grade of artificial grass for this project because SYN Fescue Platinum 351 employs tan thatch, making it one of the most natural looking artificial turf products on the market today.

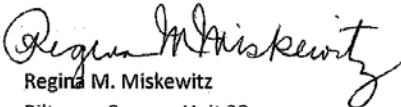
Although the cost of water is an important economic determinant for the artificial grass recommendation, the significant difficulty in maintaining 'the perfect green appearance' we all desire in this area should be a primary impetus for ABEVA to reconsider their opinion on the use of SYN Fescue 351 for this project. Let's face it, the looks of the grass in this area has left a lot to be desired over the last several years. With East Arizona Biltmore Circle being a main artery to several of our ABEVA communities and the hotel, it is very important that the landscape bordering Biltmore Square always look in tip-top shape. If this is a goal of Biltmore Square and ABEVA, artificial grass will allow us to realize this objective. It is certainly worth it to test the concept by allowing Biltmore Square to install it as a test case.

Society continues to evolve. There was a time when all well-dressed women of means wore fur coats. That was before we started talking about animal rights and PETA (People for the Ethical Treatment of Animals) came into being. Yet today, fur coats often hang like guilty secrets in the back of a wardrobe because wearing a real fur coat is consider gauche. Will having a natural lawn sometime in the future also be considered ostentatious? I would not be surprised to see this happen.

Recommendation:

Please reconsider Biltmore Square's request. This can be a test-case for ABEVA.

Respectively Submitted By



Regina M. Miskewitz
Biltmore Square, Unit 38
March 21, 2011