

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
September 20, 2010**

**MEMBERS PRESENT ARE CHECKED:**

James Bell	X
Camille Ercolano	
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

**GUESTS:** Andrew Stegen, General Manager Arizona Biltmore Resort & Spa

**CALL TO ORDER:** Vice President, Heather Litton, called the meeting to order at 5:35 PM.  
(Jim Bell arrived at 5:45)

**OPEN FORUM:** Andrew Stegen informed the board of the updates taking place at the resort which includes: ½ of the Villas have been renovated, 90 main building rooms will be renovated, with the possibility of 40 more, ball rooms were renovated. The resort expects to be up 15% in profits. The electric for the cameras by the new Greeter House has been run and it is expected the cameras at both the Greeter House and GoDown Drive and Arizona Biltmore Circle will be installed within the next 3 weeks. These cameras will be monitored and the monitoring paid for by BCI. The resort does have and monitors about 38 or 39 cameras with another 10 budgeted for next year. Andrew then left the meeting.

**APPROVAL OF MINUTES:** A **MOTION** was made by Mark Monserez, seconded and passed to approve the July 19, 2010. There was no meeting in August.

**FINANCIAL REPORT:** Stephen Hoffman reported that after his review both the July and August financials appear to be in order. A **MOTION** was made by Mark Monserez, seconded and passed to acknowledge receipt of the July & August 2010 Financial Reports.

**BUDGET APPROVAL:** After discussion of the Budget Committees recommendation, the annual budget was approved with annual assessment to remain at \$275.00.

Steve Goldston suggested the ABEVA Brief be reduced to perhaps quarterly saving about \$9,000 per year. The board voted to leave it at 12 times per year due to importance of communication.

**COMMITTEE REPORTS**

**CEVPC** – Jay Swart reported that the project on the South West corner of 44<sup>th</sup> St and Camelback was presented by Attorney, Larry Lazarus. There were 72 people present to oppose this project and less than 12 in support of the project. The CEVPC approved the height of 56 feet and a setback of 148 feet by a vote of 12 to 9.

**Legal Committee** –Mark Monserez stated there is nothing to report.

**Security Committee** – Jay Swart reported that he, along with Roberta Peterson & Roger Rosdahl had a meeting with the new Neighborhood Action Officer, Loretta Trynosky. It is hoped the same type of ongoing communication as ABEVA had with Jon McLaughlin will continue with Loretta.

Jay also reported that since changes in Securitas personnel, and meeting with police as well as resort security things have been going much smoother and there has been a lot of cooperation and communication as well as much better written reports. ABEVA has heard many positive comments from both the community and the police department on the overall security improvements.

Roberta Peterson reported that two copper top caps were stolen from the street sign monuments inside Taliverde gates. One belonged to Taliverde and one to the Heights. Patrol had observed one tossed in the bushes and went into the community to investigate. He reported this to the Taliverde guard and homeowner Steve Hoffman who happened to be outside his home in Taliverde at the time. Police were contacted by the property manager for Taliverde.

### **BOARD DECISIONS**

**Street Re Striping** – Roberta Peterson incorrectly reported the cost of street striping bid from Regional Paving Maintenance at \$2426.00 when in fact it was \$3,515.00. A **MOTION** was made by Jay Swart, seconded and passed to ratify the decision to proceed which was received by email.

**Loop Road Street Walkers** – The board discussed the request from Bruce Lawson, President of Biltmore Shores, to stop various groups from walking on the loop road. As they have been doing so for many years the board decided to take no action at this time.

**September 28<sup>th</sup> Biltmore Area Partnership Lunch** – Roberta Peterson informed the board of the BAP lunch September 21<sup>st</sup> where Sal DiCiccio would be the speaker and wanted to know who many want to attend. No board members signed up for this lunch.

**Annual Assessments** - Roberta Peterson reported that per the ABEVA documents, the annual assessment invoices will be mailed out by the end of the month.

**NEW BUSINESS** – Roberta Peterson reported that ABEVA was nominated by Officer Jon McLaughlin for a “Caring Community” award. These awards are presented by the Phoenix Block Watch Advisory Board. The meeting will be Tuesday September 28<sup>th</sup> at 6:30 PM at the Devonshire Community/Senior Center located at 2802 Devonshire (one block north of Indian School). They would like to see as many board members as possible in attendance. Roberta was requested to send an e-mail to all board members.

Roberta reported she will be mass emailing the Taste of Biltmore – On the Lawn flyers to all ABEVA has e-mails for as well as distributing them to all guard houses.

**ADJOURNMENT** – A **MOTION** was made by Mark Monserez, to adjourn the meeting 6:50 PM.

**NEXT BOARD MEETING** – The next meeting of the Board of Directors will be held on October 19, 2010 at 5:30 in the ABEVA office.

Respectfully submitted,

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Roberta Peterson, Executive Director

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ABEVA Board Member