

**ABEVA BOARD OF DIRECTORS MEETING**  
Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
January 23, 2023

**Board Members Present:** Garnet Harding, John Lynch, Mark Baldree, Mike Fallaw, Bill McKay and Tiffany Siegel

**Board Members via Zoom:** Wes Balmer and Keith Mishkin

**Board Members Absent:** Will Hawking

**Management via Zoom:** Beth Rose

**Guest:** David Cummard, The Mahoney Group and Russ Pickett, Greey Pickett

**Homeowners In Person-** Rebecca Heath, Colleen & Tom Nathan, Kathleen Baldree, Margo McInnis, Derek Mawson, Annette Rathbun

**Homeowners via Zoom-** Judith Shafkind and

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order **at 5:31 pm**
- II. **Presentation**
  - David Cummard, The Mahoney Group, spoke about the renewal proposals and answered questions from the Board.
  - Russ Pickett, Greey Pickett, presented a video of the proposed Beautification entrances and answered questions. The renderings show what it would look like in about 3-5 years.
- III. **Homeowner Forum**
  - Architectural questions
  - Beautification questions and comments
  - Request the Beautification project to wait until there is the new Board
  - Missing blocks at the Lincoln entrance
  - Opposed to the whole Beautification project
  - Don't remove the Sprites
  - Who is going to maintain all of the improvements (grass)?
- IV. **Approval of Minutes**
  - **Mark Baldree motioned to approve the December 12, 2022, Open Meeting minutes. Bill McKay made the second. All in favor, the motion carried.**
  - **Tiffany Siegel motioned to approve January 9, 2023, Special Meeting minutes. Mark Baldree made the second. All in favor. Motion carried.**
- V. **Financials** – **Mark Baldree motioned to approve the December 2022 financials as presented. Keith Mishkin made the second. All in favor, motion carried.**
- VI. **Old Business**
  - **Insurance** – **Mark Baldree motioned to approve the Auto-Owners insurance proposal for \$43,089 to be paid in full. John Lynch made the second. All in favor. Motion carried.**
  - **Annual Assessment Delinquency** – There are 7 homeowners that have outstanding balances (*compared to 15 last year*) Demand letters will be mailed by Certified mail this week. As of February 1, 2023, any homeowner account that remains outstanding will be sent to the attorney for collection.

**VII. New Business**

- **Annual Meeting Literature** – The information to be handed out at the Annual Meeting was reviewed and approved.

**VIII. Committee Reports**

- **Architectural**
  - a) A draft of the Fine Policy is in the Board packet and was emailed to the Board before the meeting. **Bill McKay motioned to approve the Fine Policy and the Steps of Enforcement. Mike Fallaw made the second. Discussion: Keith Mishkin feels the 3<sup>rd</sup> offense should be stronger. AMENDED: The 3<sup>rd</sup> offense will be changed to \$100 per day. All in favor. Motion carried.**
  - b) The Fine Policy must be distributed to all the homeowners before it can be implemented. This can be done by an email blast or put in the BRIEF.
- **Beautification**
  - a) **Street Name Change** – There is a meeting with the City of Phoenix on February 15<sup>th</sup> regarding changing Thunderbird Trail to change the name of Thunderbird Trail to Biltmore Estates. The road begins at 24<sup>th</sup> Street and goes partially around the loop. The other part of the loop street that remains is Camino Acequia.
  - b) **Renderings**- **Bill McKay made a motion to approve the proposed renderings and go out to bid on the work. Mike Fallaw made the second. All in favor. Motion carried.**
- **Communication Committee** – Tiffany stated the website is still being worked on.
- **Employee Review – Executive Session**

- IX. Adjournment** – There being no further business to discuss, **Mike Baldree made a motion to adjourn the Open Meeting and go into the Executive Meeting. Tiffany Siegel made the second. All in favor, the Open Meeting adjourned at 7:42 pm.**

Respectfully,

Beth Rose