

ABEVA 2020 ANNUAL HOMEOWNERS MEETING

Biltmore Embassy Suites
2630 E Camelback Rd, Phoenix, AZ 85016
February 16, 2022

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

Management Present – Carol Jones

- I. **Welcome** – Board Vice President Will Hawking called the meeting to order at 6:36 pm.
 - a. **Establish Quorum** – The Affidavit of Meeting Notice was mailed in accordance with applicable state laws and a signed copy is on file in the ABEVA office as certified by Board Secretary Mark Monserez. Will Hawking also verified that quorum was met either by in-person attendance or mail-in ballot for this meeting.
 - b. **Introductions** – Will Hawking introduced the following members to the audience:
Board members: Judith Shafkind, Mark Monserez, Bill McKay, Wes Balmer, Keith Mishkin, Garnet Harding and John Lynch.
The following Volunteers, Employees and Vendors were thanked for their services:
BJ Reed – Sign-in Volunteer
LaRita Mason – Sign-in Volunteer
Kelly Rodriguez – Sign-in Volunteer and Minute Taker
Carol Jones – Executive Director
 - c. **Approval of 2021 Annual Meeting Minutes** – Patricia Hawkins made a motion to accept the 2021 Annual Meeting Minutes as presented. Ryan Krostue made the second. All in favor, the motion carried unanimously.

II. **Election Ballots – Nominations from the Floor**

A call was made for nominations from the floor, hearing none the nominations were closed.

III. **Arizona Biltmore Resort Update**

General Manager, Abby Murtagh provided an update to the owners present. \$80 million in renovations have been completed during the pandemic which included new spa and tennis courts. Frank and Alberts is slowly being updated and the retail store is currently under construction. The Citrus Club has just opened and is a private club. There is a ABEVA specialty event to come and will need to be coordinated.

- IV. **Treasurers Report** – The financials were provided to the owners present in the meeting packet. Judith Shafkind reported that the Association is financially healthy with almost no collections. The transfers to reserves total \$156,000. Transfer/Disclosure fees have increased due to the increase in resales. The reserve fund balance is \$2,152,847 as of October 31, 2021. The annual review has been completed by Butler and Hansen and is available in the ABEVA office.

V. **State of the Association** – Will Hawking reported the following items:

- The Board works to maintain relationships with the Resort and government departments such as the police and zoning departments.
- Working with the City and legal counsel to open the gates under Lincoln. The tunnel is designed for drainage and having the gates closed is a flood hazard.
- The Beautification Committee has been formed to identify projects that will enhance the community.
- \$215,000 has been spent or approved for renderings and plans but no plans have been approved.
- Seal coating will be completed in the summer.

VI. **Election Results**

Carol Jones announced that the results could not be announced. The ballots were received both via an online voting portal and via paper ballots and the totals are being reviewed by a third party.

VII. Open Forum – The following topics were discussed:

- Annual assessment increase.
- Posting the Reserve Study on the website.
- Possibility of the association losing its tax-exempt status due to the reserve balance.
- A request was made for the Board not to increase assessments in the future and reduce the assessment instead.
- The election results being unavailable.

VIII. Adjournment – There being no further business to discuss the meeting was adjourned at 7:27 pm.

Respectfully Submitted,
Kelly Rodriguez
Recording Secretary