

**2023 ABEVA ANNUAL MEETING
FEBRUARY 13, 2023
MINUTES**

WELCOME

Garnet Harding, President, called the 2023 Annual Meeting to order at 6:03 p.m.

INTRODUCTON OF BOARD MEMBERS AND GUESTS

Mr. Harding introduced Board Members Bill McKay (Vice President/Chair of the Communications Committee), Wesley Balmer (Member/Chair of Architectural Review Committee), Mark Baldree (Member), Tiffany Siegel (Member), Mike Fallaw (Interim Treasurer), John Lynch (Secretary), Will Hawking (Member), and Keith Mishkin (Treasurer).

CONFIRMATION OF QUORUM

John Lynch, Secretary, confirmed that Notice of the Annual Meeting was sent to all Members of records, and that there was a quorum represented. He verified that the Affidavit of Meeting Notice has been approved and signed in accordance with Article V, Section 5.6 of the ABEVA Bylaws.

MINUTES

MOTION made by Ms. Hawkins, second by Mr. Horne, approve the Minutes of the 2022 Annual Meeting as presented. Carried unanimously.

ELECTION BALLOTS – FLOOR NOMINATIONS

There were no nominations from the floor.

ARIZONA BILTMORE RESORT UPDATE

Shane Sarlo, Resort Manager, stated:

- AZ Biltmore celebrates their 94th Birthday this month
- \$150 million investment just completed
- A \$5 million Renovation is planned for the Ballroom
- The new General Manager will be announced at the end of the week
- There are 905 team members speaking 16 different languages (fully staffed for the first time since the pandemic)
- The spa was given a 4-star rating
- #2 Waldorf Astoria in the Country, and #3 Waldorf Astoria in North America
- As part of the Be Kind program, the Resort is sponsoring a local elementary school initiative

- The Resort threw many special Super Bowl events over the weekend

BEAUTIFICATION PROJECT – Presentation by Greedy Pickett

Greedy Pickett is the Design Firm hired to design the Lincoln entry, Missouri entry and the Colter entry. Video and photos shown of the new entry designs. The front entry monument has not been renovated yet; bids will be obtained, and decisions made as to what will be done with that monument.

The renovation is using the Biltmore block, including having some re-manufactured.

Large trees on the south side of the road will be replaced with Palm Trees. Shrubbery will be used on the north side of the road. Each of the pilasters have the Biltmore block on them.

Lincoln entrance: New plantings and signage in the median. The large existing trees will remain. There is a new monument sign and an upgraded pilaster. Signs will be internally lit.

Colter entrance: Existing wall will be removed and replaced with a sign that complies with City of Phoenix signage ordinance which requires fonts to be a specific size.

TREASURERS REPORT – Mike Fallaw, Interim Treasurer

Mr. Fallaw reported the following:

- Fiscal 2022: The Association was in good financial shape in 2022. There were fewer homes sold so transfers to reserves were a little lower than anticipated.
- 2023: The Association is on track to achieve the budget with no increase in dues, and there should be an additional transfer to reserves
- Delinquencies total \$528
- Roads, lights, and irrigation are the main assets for ABEVA
- Average Capital expenses - \$285,000; the reserves are 1.5 times that amount
- \$410,000 in reserves at the end of last year; this information is updated every month for HO to review.

STATE OF THE ASSOCIATION

Mr. Harding reported the following:

- 1,688 homes in ABEVA – about 3,600 potential HO who could volunteer to serve on the board; nine people stepped forward and volunteered to serve – two of these volunteers are incumbents.

- HO reminded they can disagree without being disagreeable; be kind, gracious and civilized
- When he joined two years ago the board was very divided and meetings were contentious. New people joined the board the next year, Mr. Harding became president, and made changes. Board is united in decision making and when they do disagree, they are civilized.

Accomplishments:

- Time and task analysis of ABEVA office – done previously with indication of overstaffing. Work done by ABEVA office is equivalent of one part-time person. Carol was resigning and Beth took on the job as manager saving the HOA about \$70,000 annually.
- Board started to care – and to look at things such as the landscape company. They were paid \$3,000 per month and didn't show up for months. A new company was hired and is doing a great job at half the price.
- ABEVA board working to get the area along Colony Biltmore Greens cleaned up. That entire section will be rebuilt – new walls, new plants with Colony paying for everything.
- Has enjoyed working with the Board – they are dedicated professional people who have put in a lot of hours. Board Members are homeowners giving their time to the association.

OPEN FORUM – Questions – Speakers will be limited to three (3) minutes

Following issues brought up:

- Lights out on AZ Biltmore circle – each is numbered – report outages to Beth
- Question about tree trimming – trees in question belong to the hotel.
- What is Colony Biltmore Greens planning on spending on the perimeter renovation work – no bids obtained yet, but estimate about \$300,000
- Concern that Colter entrance is not being maintained.
- Doesn't seem like beautification is doing much when compared to the money being spent – it appears the Association is wasting \$1.3 million
- \$1.1 million approved for beautification contingency of \$100,000
- Path not being maintained as it should – this is the hotel. Path should be made more walkable and easier for HO to run
- Suggestion to gate in ABEVA – cannot be done because of the businesses in the area.
- How many residents use the Missouri entrance as their main entrance to the community? Not sure, but there are 24,000 vehicles on 24th street

- each day. Most of these people are going to the hotel. Need to get the hotel to participate in the renovation of this entrance.
- Need to get the communities together to brainstorm and share information. Contact Tiffany Siegel to volunteer to help.
 - Working on new website.
 - Suggestion for Presidents meeting twice a year – 19 sub-associations
 - ABEVA should wait a year for costs of materials and supplies to come down
 - Reserve study and items removed from it - the Reserve has been reduced by \$600,000. Why is road maintenance not included in the reserves.
 - Continued comments on need or no need for beautification projects and improved website.
 - Committees are open to all Homeowners – no HO on any committee at this time.
 - Executive session minutes are kept by the board; they are confidential and cannot be viewed by the homeowners
 - 400 out of 1,600 owners voted in this year's election
 - Change the beautification project to something else

ELECTION RESULTS

New Board Members for 2023 are:

Garnet Harding, Colony Biltmore Greens
Phil Lovell, Colony Biltmore Greens
Karin Olson, Taliverde
Tiffany Marie Brannon Siegel, Biltmore Gates

The next Board Meeting is scheduled for February 20, 2023.

ADJOURN

There being no further business to come before the Membership, the 2023 ABEVA Annual Meeting was adjourned at 7:44 p.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE

ABEVA
February 13, 2023
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