

ABEVA BOARD OF DIRECTORS MEETING
Special Meeting

Arizona Biltmore Estates Village Association Office
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016
January 13, 2023

Board Members Present: John Lynch, Tiffany Siegal and Mark Baldree
Board Members Absent: Will Hawking and Mike Fallaw
Board Members via Zoom: Garnet Harding, Wes Balmer, Keith Mishkin and Bill McKay
Management Present: Beth Rose

I. Call to Order – Board President Garnet Harding called the Board of Directors’ Special Meeting to order at **9:02 am**.

II. New Business

Screening the SRP Transformers - Bill McKay motioned to install a **85% privacy screen over the fence to block the mechanical contents of the SRP transformers at the cost of \$5294.50. Also, reserve the right to assess the Crockers in the future.**
Wes Balmer made the second.

Discussion: It is an eyesore but spending ABEVA’s money on an owner’s private property is questionable.

Bill quoted ABEVA’s attorney, Scott Carpenter, saying Scott is insistent on this because the CCRs say to go and cover this eyesore up and it is a fiduciary responsibility to do this.

Wes followed up with, “We are just improving the appearance until we can make permanent changes to the rest of the property.”

Tiffany suggested adding a survey with the election about the homeowners’ feedback and creating a paper trail of what the community wanted. The Board should do what the owners want since we are the representatives.

MOTION AMENDED: The Beautification & Architectural Committees will work to have SRP and the Crockers reimburse ABEVA or split the cost three ways. Also, the committees will check with the golf course regarding getting the mesh screening for a reduced price.

Roll Call Vote:

| | |
|----------------|----------------|
| Harding | yes |
| Mishkin | yes |
| Lynch | abstain |
| Balmer | yes |
| Baldree | yes |
| Siegel | abstain |
| Fallaw | absent |
| Hawking | absent |
| McKay | yes |

The motion passes with 5 in favor, 2 abstain and 2 absent

III. Adjournment – There being no further business to discuss, Tiffany Siegel motioned to adjourn the Special Meeting. Mark Baldree made the second. All in favor, the meeting adjourned at 9:31 am.

Respectfully,

Beth Rose