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

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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 3rd offensive should be stronger. AMENDED: The 3rd 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 15th regarding changing Thunderbird Trail to change the name of Thunderbird Trail to Biltmore Estates. The road begins at 24th 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