

**ABEVA BOARD OF DIRECTORS MEETING**  
Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
February 20, 2023

**Board Members Present:** Garnet Harding, John Lynch, Mark Baldree, Wes Balmer, Phil Lovell, Karin Olson, and Bill McKay

**Board Members Absent:** Tiffany Siegel and Mike Fallaw

**Management via Zoom:** Beth Rose

**Homeowners In Person-** Margo McInnis, Derek Mawson, Colleen & Tom Nathan, Mike Buekers

**Homeowners via Zoom-** Judith Shafkind

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at **5:31 pm**
- II. **Introduction and Welcome of New Board Members**
- III. **Bill McKay motioned to amend the By-Laws, Article VII, Section 7.1 and remove sentence about the number of years someone must serve on the Board before becoming an officer. John Lynch made the second. All in favor. Motion carries.**
- IV. **Election of Officers**
  - a. **President – John Lynch motion to elect Garnet Harding as President. Bill McKay made the second. All in favor Motion carries**
  - b. **Vice-President – Mike Baldree motion to elect Bill McKay as Vice-President. John Lynch made the second. All in favor Motion carries**
  - c. **Treasurer – John Lynch motion to elect Phil Lovell as Treasurer. Wes Balmer made the second. All in favor Motion carries**
  - d. **Secretary - John Lynch motion to elect Tiffany Siegel as Secretary. Mark Baldree made the second. All in favor Motion carries.**
- V. **Committee Assignments** – An application is being created for anyone wanting to join a committee. The applications will be available in the ABEVA office. Upon completion, the application is returned to the office and forwarded to the committee Chairperson. The Chairperson will then make recommendations to the Board for approval. Tabled until March.
- VI. **Homeowner Forum**
  - Why was the Board instructed to spend \$1 million? For tax reasons? It does not make sense
  - Why are there no answers to questions in the minutes?
  - There are things being done with the Crocker property that is in violation of the ABEVA CC&Rs
  - How can you spend ABEVA's money on a single homeowner's property?
  - Why not take a vote of the homeowners and see what they have to say?
  - Will the community see what agreement you make with the Crockers before it is signed? **Answer: YES**
- VII. **Approval of Minutes**
  - **John Lynch motioned to approve January 23, 2023, Open Meeting minutes. Wes Balmer made the second. All in favor, the motion carried.**
- VIII. **Financials – Approval of the January 2023 financials is tabled until the March Board meeting.**

APPROVED 3/20/2023

**IX. Old Business**

- **Delinquency** – The homeowners have paid the 2022-2023 Annual Assessment. There are some outstanding balances but the total amount due is under \$500.00
- **Fine Policy** – ABEVA’s attorney reviewed the approved Fine Policy and recommended some changes. The policy was updated **Wes Balmer motioned to approve the updated Fine Policy. Bill McKay made the second. All in favor. Motion carries.** An email blast will be done for the distribution of the policy to all homeowners.
- **Financial Review & Taxes** – Tabled until March

**X. New Business**

- **Annual Meeting Results** – There were 388 votes or 24%. The results from the election are as follows: Garnet Harding -177, Phil Lovell-163, Karin Olson- 190, and Tiffany Siegel- 188.
- **Hiring New Vendors** – The process and details of what is required before a vendor can begin work was explained as well as the background research that is necessary.
- **Legal Costs** –
  - a. The January legal invoice was over \$5000 again.
  - b. The 2022 legal fees for the Beautification project will be re-classified to the reserves and the operating account will be reimbursed from the reserves.
  - c. Reminder of who can incur legal fees per the By-Laws
- **Hotel Road Work** – The hotel will be doing asphalt repairs, seal coating, striping and concrete repairs on Thunderbird Trail in June of this year. The Board has deferred any road maintenance and work for 2023.
- **Biltmore Courts I**- The sub-association removed grass next to a building that faces ABC without a request or approval prior to doing the work. This was due to an emergency situation. However, they are going to request to remove additional areas of grass in the near future. Anything visible from the street requires written approval from ABEVA.

**XI. Committee Reports**

- **Architectural**
  - a) The committee has discussed and will be updating the Architectural guidelines this year
  - b) The homeowner of #95 Biltmore Estates continues to make exterior changes without approval. The Fine Policy has not been in effect during this time.
  - c) The committee will be updating the Architectural Guidelines this year
- **Beautification**
  - a) **Street Name Change** – The street name change from Thunderbird Trail to Biltmore Estates was approved by the City. Next, the signage will be made for the area above the light signal.
- **Communication Committee**

- XII. Adjournment** – There being no further business to discuss, **Wes Balmer made a motion to adjourn the Open Meeting and go into the Executive Meeting. Mark Baldree made the second. All in favor, the Open Meeting adjourned at 7:05 pm.**

Respectfully,

Beth Rose

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