

**ABEVA BOARD OF DIRECTORS MEETING**  
Arizona Biltmore Estates Village Association Office  
2525 E. Arizona Biltmore Circle D-145 Phoenix, AZ 85016  
April 17, 2023

**Board Members Present:** Garnet Harding, John Lynch, Mark Baldree, Phil Lovell, Mike Fallaw, and Bill McKay

**Board Members via Zoom:** Tiffany Siegel and Karin Olson

**Management via Zoom:** Beth Rose

**Committee Chairperson(s):** Jason DeMont

**Homeowners Present:** Rebecca Heath (Greens 3-6), Derek Mawson (Meridian), Judith Geil (Meridian), and Michelle Brendel (Meridian)

- I. Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at **5:30 pm**
- II. Homeowner Forum**
- AACM education for Beth Rose
  - Who said ABEVA must spend the money?
  - Request to not remove the Sprites at the entrance
  - The status of 2BE & FL becoming members – they have to amend their documents first
- III. Approval of Minutes**  
**Mark Baldree motioned to approve March 20, 2023, Open Meeting minutes. Wes Balmer made the second. All in favor, the motion carried.**
- IV. Financials** – **Mark Baldree motioned to approve March 2023 financials. John Lynch made the second. All in favor. Motion carries.**
- a. The SWEEP of the financial accounts is \$100 a month. This is to keep the accounts FDIC protected.
  - b. 2 CDs matured at the beginning of April. The CDs were cashed and the money was transferred into the Money Market account (Reserve account).
  - c. A draft of the Beautification budget balance was presented
- V. Old Business**
- **Committee Members List** – The list of committees and committee members was reviewed and is correct
  - **Board Contact** – An email was sent to the Board with the updated Board contact information. All the information is correct. This information is for the Board ONLY and will not be given out.
  - **Crocker Parcel Update-**
- VI. New Business**
- **Office Lease Renewal** - Mike Fallaw motioned to approve the 5-year lease extension as presented. Wes Balmer made the second. All in favor, Motion carried.
  - **Streetlight Pole Removal-** Streetlight poles #7 & #21 were replaced last year but the proposal did not include the removal of the old poles. Wes Balmer motioned to approve the proposal from Arizona Energy Services to remove the 2 streetlight poles for \$940.00. Karin Olson made the second. All in favor. Motion carried.

- **Construction Hours** –
 

May 1 – Sept 30,	6:00 am – 7:00 pm	Monday - Friday
Oct 1 – April 30	7:00 am – 7:00 pm	Monday – Friday
Saturday & holidays	7:00 am – 5:00 pm	

No construction work on Sundays  
This information will also be in the May BRIEF
- **Recorded Meetings** -
  - a. Owners who request a copy of the recorded meeting will have to provide a USB drive for the recordings. The file is too large to email.
  - b. The recordings are kept for 90 days.

**VII. Committee Reports**

- **Architectural**  
Currently, the committee is working with #57 BE for the construction of a new home. Neighbor Approvals have been received.
- **Beautification**
  - a) An updated schedule was in the Board packet
  - b) Bid documents are 95% done.
  - c) There is a meeting at Greey Pickett on Thursday, April 20, 2023
  - d) **Revised Renderings** – The sub-associations near the entrance of Colter & 32<sup>nd</sup> Street prefer the signage to remain 2 sided versus the 1 flat sign being proposed. **Mike Fallaw motioned to approve the proposal from Greey Pickett to revise the rendering at Colter & 32<sup>nd</sup> Street at the cost of \$10,450.00. Bill McKay made the second. All in favor. Motion carried.**
- **Communication Committee**
  - a) The new website is up and running.

**VIII. Adjournment – There being no further business to discuss, Wes Balmer made a motion to adjourn the Open Meeting. John Lynch made the second. All in favor, the Open Meeting adjourned at 6:40 pm.**

Respectfully,

Beth Rose