

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

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

Board Members via Zoom/Phone: Mark Baldree and Mike Fallaw

Management via Zoom: Beth Rose

Guests: Scott Carpenter (attorney) and Dan Kessler (Criterium-Kessler)

Homeowners Present: Derek Mawson (Meridian)

Homeowners via Zoom: see attached.

- I. **Call to Order** – Board President Garnet Harding called the Board of Directors meeting to order at 4:30 pm
- II. **Criterium-Kessler Engineers** – Dan Kessler gave a presentation regarding the Reserve Study and the state of the Association regarding upcoming expenses.
- III. **Homeowner Forum** – see attached
- IV. **Approval of Minutes**
 - a. **Karin Olson motioned to approve June 26, 2023, Open Meeting minutes. Phil Lovell made the second. All in favor, the motion carried.**
 - b. **Phil Lovell motioned to approve the July 3, 2023, meeting minutes. Mike Fallaw made the second. All in favor, the motion carried.**
- V. **Financial**
 - a. **Mike Fallaw motioned to approve June 2023 financials. Wes Balmer made the second. All in favor. Motion carries.**
 - b. **2023-2024 Budget** – The budget was emailed to the Board for review. There are three options to make up for the loss of income (discussed at the last meeting) for the upcoming fiscal year. 1) Increase the Annual Assessment by \$35.00. 2) Reduce the monthly Reserve Contribution from the Operating account or 3) Reduce the Roving Patrol hours.
A survey will be sent via an email blast to all the homeowners asking their opinion of which of the 3 options they would prefer.
 - c. **Beautification Project Balance** – The remaining balance available as of June 30, 2023, is \$1,022,748. The highest expense is Greey Pickett being paid \$159,297 (70.10%) of expenses to date.
 - d. During the Beautification project the Board will be reporting the monthly expenses for each month. This information will be posted on the website each month.
- VI. **Old Business**
 - **Landscaping**
 - a. A proposal was submitted, and approved by email, for irrigation repairs in the oleander area on Biltmore Estates totaling \$1,135. **Karin Olson motioned to approve the proposal submitted totaling \$1,135.00. John Lynch made the second. All in favor. Motion carried.**
 - b. As of July, the new monthly landscape maintenance is \$2280. An increase of \$600. There is an additional cost for all the extra work.

- **Grand Paseo (the Pink Sidewalk)** The associations North of Lincoln have installed a fence and locked gate across the pink sidewalk. It restricts people from ABEVA from walking the path north of the tunnel. However, their residents have a key for the gate and can walk through ABEVA. This problem also happened in 2014 when the associations north of Lincoln terminated an agreement ABEVA had with the City of Phoenix and ABEVA was never notified of the termination.
- **Street Name Change** – A new sign for “Biltmore Estates” will be replacing the current one. The word “DRIVE” is being eliminated.
- **Crocker Update** – The City of Phoenix is putting in new curbing around the vacant parcel. This is causing delays to the work the owner wants to do on the vacant parcel.

VII. New Business

- **Homeless** – It was discovered that homeless people were living behind the Oleanders long 24th Street. The irrigation system was damaged and repaired. It was then damaged again by the people living behind the oleanders. The Roving Patrol was notified, and the area is checked nightly.
- **Cox Communication** – Installation of fiber optic has been done along Thunderbird Trail up to the golf course. The work is going to continue from 1 Biltmore Estates to the back gate of Taliverde. Garnet and Wes will draft a letter from the ABEVA office, politely asking Cox Communication to come back, level the work area and repair the road to its original condition before their work. The area is the hotel’s responsibility.
- **CBG Payment** – Colony Biltmore Greens has requested the first half of the “reimbursement” payment of \$15,000 (total is \$30,000). The payment is to go directly to the contractor. The second half of the payment, \$15,000, will be paid directly to the contractor after completion of CBG’s project.

VIII. Committee Reports

- **Architectural**
 - a. Taliverde's new signage request is pending.
 - b. Updates on #57
 - c. **Signage** – At the beginning of the project one of the items discussed was a cohesive look throughout the community and signage is one of the ways to do it. The guidelines have not been completed. Bill McKay stated that “Signage” is not Beautification it is Architectural. Previously, the hotel had to agree to temporary signage until the guidelines are completed.
- **Beautification** –
 - a. **Contractors** - Contractors are being interviewed this week. Deferring the vote to approve a contractor.
 - b. **Budget** – The current approved budget is \$1.25 million. After a contractor is selected the Committee will ask the Board to increase the current Beautification project to meet the needs of the project budget. Actual costs are going to require the Board to approve an increase. There will still be Beautification money for outside projects like Way Finding Signs, improving the center island on 24th Street, and other wish list items. But first, this project needs to be funded and completed. There are always exclusions in the contracts that must be managed before the wish list.

- c. **Sprites** - The Sprites at the center island on 24th Street are not originally from Midway Gardens. In 1985 Mrs. Wright gifted six new Sprites to the Arizona Biltmore. They are now called the Biltmore Sprites.
- d. **Guardhouses** – Both guardhouses are owned by the hotel but sit on ABEVA property. There are agreements that the hotel controls them.
 - i. The hotel has watched the 2 guardhouses deteriorate over time and has done nothing about them.
 - ii. A quote of approximately \$3000 was received to fix the iron gate, paint, new window frames, and a couple of other items to make it look nice. However, the vendor is not licensed, and another quote will come from a licensed and bonded vendor. (*Written permission has not been received from the hotel yet*)
 - iii. The stained-glass film was approved not to exceed \$1100.
 - iv. Bill McKay said the **Architectural Committee** should write a letter to the hotel to renovate and/or fund the renovation of the guardhouse.
- e. **Signage** – Bill McKay quoted a cost of \$150,000 for the signage just to start. ABEVA would have to be reimbursed by the hotel for their signage (*not approved yet*).

IX. Adjournment – There being no further business to discuss, Wes Balmer motioned to adjourn the Open Meeting. John Lynch made the second. All in favor. Motion carries. The meeting adjourned at 7:30 pm.

Respectfully,

Beth Rose