

# ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

## ABEVA Board of Directors Meeting

October 30, 2023 5:30 PM

Virtual Zoom

2525 E. Arizona Biltmore Circle, D145

Phoenix, AZ 85016

### MINUTES

#### Directors Present

Garnet Harding - President  
William McKay - Vice President  
Phil Lovell - Treasurer  
Wesley Balmer - Director  
Mark Baldree - Director  
Michael Fallaw - Director  
John Lynch - Director

#### Directors Absent

Karin Olson - Secretary

#### Additional Attendees

##### FirstService Residential Management Representatives

Brooke Kemper, Community Manager  
Board Members, Wesley Balmer and Phil Lovell in attendance via zoom.  
4-5 homeowners in attendance via zoom.

## I. CALL TO ORDER

The October 30, 2023, Open Session board meeting was called to order at 5:31PM.

## II. MINUTES

### Resolved

First motion: A motion made to approve the September 18, 2023, Open Session Minutes with the correction that the First Greey Pickett motion did pass and was approved.

Second Motion: A motion was made to approve the September 26, 2023, Special Meeting Minutes.

Third Motion: A motion was made to approve the October 4, 2023, Special Meeting Minutes.

Fourth Motion: A motion was made to approve the October 23, 2023, Special Meeting Minutes.

### First Motion

**Motion:** Mark Baldree

**Second:** Michael Fallaw

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

### Second Motion

**Motion:** Michael Fallaw

**Second:** John Lynch

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

### Third Motion

**Motion:** Michael Fallaw

**Second:** John Lynch

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

### Fourth Motion

**Motion:** Michael Fallaw

**Second:** John Lynch

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## III. FINANCIALS

### ▶ **Action Required: Board Review**

The August financials were tabled until next meeting when the remainder of the financials are provided and numbers are completely accurate.

## IV. REPORTS

### A. MANAGER'S REPORT

Manager to include Care Center Activity Report numbers in monthly brief.

### B. COMMITTEE REPORTS

### ▶ **Action Required: Board Review & Resolution**

#### **Resolved**

#### Financial

First: A motion was made to move \$200,000 in the general beautification budget reserves to the three entry way project increasing approved budget to \$1,865,000.

#### Beautification

Second: A motion was made to ratify the board's unanimous vote to approve the selection for the Biltmore Block project color "Custom Buff."

Third: A motion was made to approve the revised AirPark proposal for the entrance signs in the amount of \$24,119.

### History

TLB Change Order tabled until accurate numbers and a final change order is provided with the block count. AirPark signage increased \$2,000 from previous proposal due to sign count increase.

### First Motion

**Motion:** William McKay

**Second:** Phil Lovell

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

### Second Motion

**Motion:** William McKay

**Second:** Wesley Balmer

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

### Third Motion

**Motion:** William McKay

**Second:** Mark Baldree

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## V. OLD BUSINESS

## VI. NEW BUSINESS

### A. 24TH STREET PALM TREE REMOVAL

#### History

Committee and architect suggested moving the palm trees as the trees are aged and not aesthetically pleasing. Palm Tree removal is to be included with the portal relocation and a follow up is to be sent to Greey Pickett to be sure it is included in the plan.

▶ **Action Required: Board Review & Resolution**

#### Resolved

A motion was made to approve adding the removal of the 2 palm trees in the center median near the portal site to the Greey Pickett portal relocation plan.

**Motion:** William McKay

**Second:** Wesley Balmer

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

- ▶ **Resolved**  
*The motion passed*

## **B. CONFERENCE ROOM CAMERA**

### **Resolved**

A motion was made to approve the purchase of the Meeting Owl 3 360-degree, Video Conference Camera.

**Motion:** Mark Baldree

**Second:** William McKay

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

- ▶ **Resolved**  
*The motion passed*

## **C. ABC DEAD LIGHT POLE REMOVAL**

- ▶ **Action Required:** Board Review & Resolution

### **Resolved**

A motion was made to approve AZ Spruce Up, estimate # 3888 to remove the dead light pole located on east side of Arizona Biltmore in the amount of \$1,124.68.

**Motion:** Michael Fallaw

**Second:** William McKay

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

- ▶ **Resolved**  
*The motion passed*

## **VII. SCHEDULING OF NEXT BOARD MEETING**

### **Resolved**

The next scheduled board meeting is November 27, 2023.

## **VIII. HOMEOWNER FORUM - ALL ITEMS**

2 homeowner comments regarding beautification items in which board members addressed all questions and comments. Homeowners provided feedback regarding the conference room camera.

## **IX. ADJOURNMENT**

### **Adjournment**

The October 30, 2023, Open Session Meeting was adjourned at 7:12PM.

**Motion:** Mark Baldree

**Second:** John Lynch

**AYEs:** John Lynch, Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

**NAYs:** None

- ▶ **Resolved**  
*The motion passed*

---

**APPROVED**

---

**DATE**