

ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

ABEVA Board of Directors Open Meeting

September 18, 2023 6:00 PM
Virtual Zoom
2525 E. Arizona Biltmore Circle
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, Michael Fallaw and John Lynch in attendance via zoom.

I. CALL TO ORDER

Meeting called to order at 6:10PM

II. MINUTES

Resolved

First Motion to approve the August 18 Board Meeting Minutes

Second Motion to approve August 30 Special Meeting Minutes

Third Motion to approve July 26 Special Meeting Minutes

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

First Motion

Motion: Wesley Balmer

Second: Mark Baldree

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: Mark Baldree

Second: Wesley Balmer

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

NAYs: None

▶ **Resolved**
The motion passed

III. FINANCIALS

Resolved

Financials will be approved in the October meeting.

IV. REPORTS

A. MANAGER'S REPORT

Update provided by Community Manager, Brooke Kemper regarding the Welcome letter sent and portal.

Discussion about ABEVA website. Board decision to keep website and advised management to work on linking the portal and website.

B. COMMITTEE REPORTS

Beautification Committee - Bill McKay provided update on Beautification project. Portal Location - compromise made for new portal location. Chris to have new numbers for portal relocation estimate; less than what was approved. Committee moving on to next project for Center Island at 24th Street.

V. OLD BUSINESS

VI. NEW BUSINESS

A. TRAFFIC AND SAFETY PROPOSALS

Resolved

Management to continue to work on retrieving proposals for Traffic and Safety

B. FESTIVE HOLIDAY LIGHTING PROPOSAL

Resolved

Board agreed to not move forward with Festive Lighting due to construction being done at the entrances during the proposed timing.

C. GREY PICKETT - BILTMORE ENTRY ISLAND PROPOSAL

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

History

First Motion: A motion was made to exclude water from the center island sketches. Motion did pass as a 5:2 vote with 2 nay from Bill and John.

Second Motion: A motion was made to consider outside design companies for Phase I design for Center Island - Motion did not pass with a 1:6 vote

Third Motion: A motion was made to approve the Greey Pickett proposal with the notation that 50% is to be billed to TLB in the amount of \$5,875. This motion was passed.

First Motion

Motion: William McKay

Second: Mark Baldree

AYEs: Mark Baldree, Wesley Balmer, Michael Fallaw, Garnet Harding, Phil Lovell

NAYs: John Lynch, William McKay

▶ **Resolved**
The motion passed

Second Motion

Motion: William McKay

Second: John Lynch

AYEs: John Lynch

NAYs: Mark Baldree, Wesley Balmer, William McKay, Michael Fallaw, Garnet Harding, Phil Lovell

▶ **The motion did not pass**

Third Motion

Motion: William McKay

Second: Michael Fallaw

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

NAYs: None

▶ **Resolved**
The motion passed

D. EXQUISITE ABEVA TREE TRIMMING ESTIMATE

Resolved

More information being requested for what areas are in the estimate.

Advised management to reach out to BNC for quote on Tree Trimming.

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next scheduled board meeting is October 16, 2023.

VIII. HOMEOWNER FORUM - ALL ITEMS

No comments from homeowners - 4 homeowners in attendance via Zoom.

IX. ADJOURNMENT

Resolved

Meeting was adjourned at 7:11PM

Motion: Mark Baldree

Second: Michael Fallaw

▶ *Resolved*
The motion passed unanimously

APPROVED

DATE