

# ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

## ABEVA - Board of Directors Open Meeting

November 27, 2023 5:30 PM  
Virtual Zoom  
Phoenix, AZ 85016

### MINUTES

#### Directors Present

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

#### Directors Absent

None

#### Additional Attendees

#### FirstService Residential Management Representatives

Brooke Kemper, Community Manager  
Board Members, Karin Olson and Mike Fallaw in attendance via zoom.  
4 homeowners in attendance via zoom, 2 homeowners in attendance in person.

### I. CALL TO ORDER

The November 27, 2023, Open Meeting was called to order at 5:36PM.

### II. MINUTES

#### Resolved

A motion was made to approve the October 30, 2023, Open Meeting minutes.

**Motion:** Mark Baldree

**Second:** Wesley Balmer

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

**NAYs:** None

▶ **Resolved**  
*The motion passed*

### III. FINANCIALS

#### Resolved

A motion was made to approve the August 2023 financials with the caveat that the board is aware they are incomplete at this time and will be complete moving forward.

A 2nd motion was made to approve the September 2023 financials with the caveat that the board is aware they are incomplete at this time and will be complete moving forward.

### **First Motion**

**Motion:** Phil Lovell

**Second:** Mark Baldree

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

**NAYs:** None

▶ **Resolved**  
*The motion passed*

### **Second Motion**

**Motion:** Phil Lovell

**Second:** Mark Baldree

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

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## **IV. REPORTS**

### **A. MANAGER'S REPORT**

Call Center report included. Manager reminder that the last day to pay the ABEVA assessment is November 30 before late fees apply.

### **B. COMMITTEE REPORTS**

Security Committee to continue working on ABEVA security for new year. Committee in process of meeting with vendors.

Phil Lovell provided update on Beautification Financials. Expended YTD for beautification currently at \$264,418. Board has approved \$1,865,000 and currently has expended \$346,442. TLB contract at \$1,460,235 which leaves about \$58,323 that the board has not expended but has been approved for beautification. Numbers are realistic but numbers are not final.

### **C. BEAUTIFICATION**

Currently in execution phase for project. Awaiting permits for 24th street entry. Structural Engineer to confirm the wall footings for future signage and once permits and footings are executed from a structural engineer, a start date will be established.

Samples of Biltmore Block received and rejected by committee. Working to revise the molds to match in better areas.

Update on contract that includes modifications that were made. Awaiting modifications until the drawings for reducing the wall are received by contractor.

Beautification updates included each month in Brief. Discussion around road work which the board will approach when city project is completed.

## **V. OLD BUSINESS**

### **A. ABC DEAD LIGHT POLE - FSG PROPOSAL**

## Resolved

A motion was made to approve the FSG proposal in the amount of \$797.21 to have the dead light pole on ABC repaired.

**Motion:** Wesley Balmer

**Second:** John Lynch

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

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## VI. NEW BUSINESS

### A. MANAGER P-CARD

#### Resolved

A motion was made to approve the proposed resolution that was unanimously approved by the board via email for FirstService Residential Community Manager to obtain a p-card (purchase card) with a limit of \$2,500 per month for needed and emergency purposes.

**Motion:** Mark Baldree

**Second:** Wesley Balmer

**AYEs:** John Lynch, Karin Olson, 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 will be held December 18, 2023.

## VIII. HOMEOWNER FORUM - ALL ITEMS

Homeowner addressed landscaping hazard along Lincoln Dr. at Biltmore entrance along with questions regarding property lines and maintenance responsibility. Discussion of signage for Colony Biltmore IV in which is sub-association responsibility, but ABEVA will review and approve.

## IX. ADJOURNMENT

#### Resolved

The ABEVA Open Meeting was adjourned at 6:42PM.

**Motion:** Wesley Balmer

**Second:** Mark Baldree

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

**NAYs:** None

▶ **Resolved**  
*The motion passed*

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APPROVED

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DATE