

ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

ABEVA - Board of Directors Open Meeting

February 26, 2024 5:30 PM
Virtual Zoom
2525 E. Arizona Biltmore Circle
Phoenix, AZ 85016

MINUTES

Directors Present

Garnet Harding - President
Phil Lovell - Treasurer
Karin Olson - Vice President
Wesley Balmer - Director
Mark Baldree - Director
Dana Tkac - Secretary
Jason DeMont - Director

Directors Absent

Michael Fallaw - Director
Jeffrey Nelson - Director

Additional Attendees

FirstService Residential Representatives

Brooke Kemper, Community Manager
Board Members Karin Olson, Dana Xedos, and Phil Lovell in attendance via zoom
2 homeowners in attendance in person and 5 homeowners in attendance via zoom

I. CALL TO ORDER

The February 26, 2024, Open Meeting was called to order at 5:37PM.

II. MINUTES

Resolved

A motion was made to approve the January 22, 2024, Open Meeting Minutes.

Motion: Karin Olson

Second: Wesley Balmer

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Tkac, Jason DeMont, Garnet Harding, Phil Lovell

NAYs: None

▶ **Resolved**
The motion passed

III. FINANCIALS

Resolved

Discussion of Cox revenue and agreement.

Payment was received for Cox in February.

IV. VENDOR REPORTS

A. QXL

Lisa Miller and Michael Quattrochi provide background of QXL.

- 2nd largest security company in Arizona with over 350 employees
- provides updates on the month
- Homeowner feedback regarding people fishing in the lakes
- Discussion of Community Action Officer hosting town hall on crime, areas of vulnerability, security/safety, etc.

V. BOARD OF DIRECTORS INTRODUCTIONS

Resolved

A motion was made to appoint Jason DeMont as a director to the board. Jason will serve on the board for 1 year.

A motion was made to appoint Karin Olson to serve as Vice President.

A motion was made to appoint Dana Xedos to serve as Secretary.

Jeff Nelson elected as an officer to the board.

First Motion

Motion: Mark Baldree

Second: Wesley Balmer

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Tkac, Jason DeMont, Garnet Harding, Phil Lovell

NAYs: None

▶ **Resolved**
The motion passed

Second Motion

Motion: Garnet Harding

Second: Mark Baldree

AYEs: Mark Baldree, Wesley Balmer, Dana Tkac, Jason DeMont, Garnet Harding, Phil Lovell

NAYs: None

Abstained: Karin Olson

▶ **Resolved**
The motion passed

Third Motion

Motion: Garnet Harding

Second: Wesley Balmer

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Tkac, Jason DeMont, Garnet Harding, Phil Lovell

NAYs: None

▶ **Resolved**
The motion passed

VI. REPORTS

A. MANAGER'S REPORT

B. COMMITTEE REPORTS

24th Street - City comments regarding engineering documents. Permits expected at the beginning of March.

Existing masonry walls waiting for block to be put on.

Wayfinding signs CMU larger than anticipated in regard to dimensions. Change order of \$6,300 to fix it. Beautification committee to figure out where the miscommunication was and where the cost will come from. Repairs were made prior to change order.

VII. OLD BUSINESS

A. PINK SIDEWALK

Resolved

Manager to explore easement with City and who is responsible

Legal Committee to explore ABEVA options in regard to pursuing access for homeowners.

B. INSURANCE

Resolved

A motion was made to reduce the umbrella insurance policy to \$10M.

Motion: Wesley Balmer

Second: Mark Baldree

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Tkac, Jason DeMont, Garnet Harding, Phil Lovell

NAYs: None

► **Resolved**
The motion passed

VIII. NEW BUSINESS

A. EXQUISITE

Resolved

A motion was made to approve the Exquisite estimate for Pre and Post emergent weed control in the amount of \$695.

Motion: Wesley Balmer

Second: Mark Baldree

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Tkac, Jason DeMont, Garnet Harding, Phil Lovell

NAYs: None

► **Resolved**
The motion passed

IX. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next scheduled board meeting will be held on March 25, 2024.

X. HOMEOWNER FORUM - ALL ITEMS

Homeowner comments on Pink Sidewalk and where legal actions stand.

Kathleen Baldree on history of Pink Sidewalk.

XI. ADJOURNMENT

Resolved

The Board of Directors meeting was adjourned at 6:58pm.

Motion: Mark Baldree

Second: Jason DeMont

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Tkac, Jason DeMont, Garnet Harding, Phil Lovell

NAYs: None

▶ *Resolved*
The motion passed

APPROVED

DATE