

ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

ABEVA - Board of Directors Open Meeting

January 22, 2024 5:30 PM
Virtual Zoom
2525 E. Arizona Biltmore Circle
Phoenix, AZ 85016

MINUTES

Directors Present

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

Directors Absent

Wesley Balmer - Director
John Lynch - Director

Additional Attendees

FirstService Residential Representatives

Brooke Kemper, Community Manager
Board member, Karin Olson in attendance via zoom.
5 homeowners online and 5 via zoom

I. CALL TO ORDER

The January 22, 2024, Open Meeting was called to order at 5:30PM.

II. MINUTES

Resolved

A motion was made to approve the November 27, 2023, Open Meeting Minutes

Motion: Mark Baldree

Second: Phil Lovell

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

NAYs: None

▶ **Resolved**
The motion passed

III. FINANCIALS

Resolved

A motion was made to approve the October 2023 financials.

A 2nd motion was made to approve the November 2023 Financials.

First Motion

Motion: Michael Fallaw

Second: William McKay

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

NAYs: None

▶ **Resolved**
The motion passed

Second Motion

Motion: Michael Fallaw

Second: William McKay

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

NAYs: None

▶ **Resolved**
The motion passed

IV. REPORTS

A. MANAGER'S REPORT

B. COMMITTEE REPORTS

Beautification within the budget and within the reserve amount for beautification

C. BEAUTIFICATION COMMITTEE

Wayfinding signage built. Awaiting arrival of Biltmore block.

24th St. and Biltmore Estates - Awaiting final permits for demo to start - center island staying the same

Lincoln & ABC - Demo completed, palm trees being removed and will be replaced, Biltmore Block will be final cap of the walls

Colter & 32nd - Demo done, waiting on Biltmore Block

Resolved

A motion was made to approve the TLB change order.

TLB change order for alterations to portal.

Motion: Phil Lovell

Second: Michael Fallaw

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

NAYs: None

▶ **Resolved**
The motion passed

V. OLD BUSINESS

A. ABC - DEAD LIGHT POLE #7

Resolved

Proposal was tabled until manager can speak with vendor on pricing.

B. GIS MAPPING

Resolved

A motion was made to approve the GIS proposal with the understanding that ABEVA will advise on when the project will commence. Project not to exceed \$2750.

GIS mapping will map all roads and areas around ABEVA to understand who owns what and who is responsible for maintenance of those areas

Motion: Michael Fallaw

Second: Mark Baldree

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

NAYs: None

▶ **Resolved**
The motion passed

VI. NEW BUSINESS

A. EXQUISITE LANDSCAPING

Resolved

A motion was made to accept the Exquisite Landscaping proposal #1497 to replace the wiring for the south timer in the amount of \$1,330.

Motion: Michael Fallaw

Second: Karin Olson

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

NAYs: None

▶ **Resolved**
The motion passed

B. TREE TRIMMING

Tree Trimming tabled until B & C submits a proposal

Meeting to be scheduled with Exquisite to determine the areas near ABC and Lincoln that Exquisite is maintaining.

C. INSURANCE RENEWAL

Resolved

A motion was made to approve the Mahoney insurance renewal proposal in the amount of \$49,682

Workers Comp to be included with Mahoney in the amount of \$500

Proposal with workers comp. included to total \$50,182. Insurance Renewal to be paid in full.

Motion: Phil Lovell

Second: Mark Baldree

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

NAYs: None

▶ **Resolved**
The motion passed

D. PINK SIDEWALK

Provided history behind Pink Sidewalk. Sidewalk belongs to ABEVA.

Board to reach out to legal counsel for next steps on ABEVA members using the sidewalk.

E. ANNUAL MEETING DISCUSSION

Resolved

Annual meeting discussion regarding candidates. Board interested in meeting candidates prior to having to vote. Options will be discussed for 2025 annual meeting.

F. OFFICE LOCK

Resolved

Discussion of adding electronic lock at ABEVA office. Manager to reach out to management to inquire if this is allowed.

G. TWO BILTMORE AND FAIRWAY LODGE

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next scheduled board meeting will be held on February 26, 2024.

VIII. HOMEOWNER FORUM - ALL ITEMS

Homeowner comments regarding pink sidewalk.

Homeowner comments regarding the landscaping on ABC and Lincoln.

IX. ADJOURNMENT

Resolved

The ABEVA Board of Directors meeting was adjourned at 7:18pm.

Motion: William McKay

Second: Karin Olson

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

NAYs: None

▶ **Resolved**
The motion passed

APPROVED

DATE