

ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

ABEVA - Board of Directors Open Session

March 25, 2024 5:30 PM
Virtual Zoom
2525 E. Arizona Biltmore Circle , D-145
Phoenix, AZ 85016

MINUTES

Directors Present

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

Directors Absent

None

Additional Attendees

FirstService Residential

Management Representatives:

Brooke Kemper - Community
Manager
3 homeowners in attendance via
zoom

I. CALL TO ORDER

The March 25, 2024, Open Meeting was called to order at 5:29pm.

II. VENDOR REPORTS

A. QXL

Review of security reports from February. 260 total reports
Discussion about security patrolling in vehicles only. No foot patrol.

III. MINUTES

Resolved

A motion was made to approve the February 26, 2024, Open Meeting Minutes.

Motion: Mark Baldree
Second: Karin Olson

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Xedos Tkac, Jeffrey Nelson, Jason DeMont, Michael Fallaw, Garnet Harding, Phil Lovell

NAYs: None

▶ **Resolved**
The motion passed

IV. FINANCIALS

Resolved

A motion was made to approve the November, December, January and February financials.

Motion: Michael Fallaw

Second: Wesley Balmer

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Xedos Tkac, Jeffrey Nelson, Jason DeMont, Michael Fallaw, Garnet Harding, Phil Lovell

NAYs: None

▶ **Resolved**
The motion passed

V. REPORTS

A. MANAGER'S REPORT

B. COMMITTEE REPORTS

Finance Committee - Phil Lovell provided an update on financials. 50,000 deficit due to unexpected security expense increase, and insurance. A portion of insurance expense is to be refunded due to the reduction of the umbrella policy. Overall, the association is in good standing.

Board discussion and suggestion for adding a capital improvement fee at the time of purchase. Homeowner vote required.

Beautification Committee - Wes Balmer provided an update on the current state of the Beautification Project. 24th St. permits ready and homeowners can expect to start seeing project construction and work moving quickly. Blocks have begun being put up on the masonry walls on Colter and will be followed with landscape work.

VI. OLD BUSINESS

VII. NEW BUSINESS

A. BEAUTIFICATION

Background

Change Order 2 - additional landscaping along North side of 24th St. entry. Not on homeowner property.

Change Order 3 - Adding more annuals.

Change Order 4 - Revises the palm lighting from rings to ground lights.

Resolved

A decision was made to table change order number 2.

A motion was made to decline change order number 3 from TLB.

A second motion was made to approve change order number 4 which will save \$11,102.63 on lighting.

First Motion

Motion: Jason DeMont

Second: Phil Lovell

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Xedos Tkac, Jeffrey Nelson, Jason DeMont, Michael Fallaw, Garnet Harding, Phil Lovell
NAYs: None

▶ **Resolved**
The motion passed

Second Motion

Motion: Karin Olson

Second: Michael Fallaw

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Xedos Tkac, Jeffrey Nelson, Jason DeMont, Michael Fallaw, Garnet Harding, Phil Lovell

NAYs: None

▶ **Resolved**
The motion passed

B. COMMITTEES

Resolved

The beautification committee now rolled into the Architectural committee.

Committee application to be revised and sent out to homeowners.

Board decision to terminate Beautification committee and turn responsibility over to Architectural committee for the last phases of the project.

C. 2 BILTMORE

Resolved

Board in agreement to begin process of adding two Biltmore as ABEVA members.

D. SUB-ASSOCIATIONS

Board discussion and suggestion to meet twice a year with sub-associations Board members - President/Treasurer

E. HANDYMAN

VIII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next scheduled ABEVA Board meeting is Monday, April 22, 2024.

IX. HOMEOWNER FORUM - ALL ITEMS

Homeowner comments on beautification status, homeowner portal, and Brief.

X. ADJOURNMENT

Resolved

The Board of Directors Open Session meeting was adjourned at 6:54pm.

Motion: Michael Fallaw

Second: Karin Olson

AYEs: Karin Olson, Mark Baldree, Wesley Balmer, Dana Xedos Tkac, Jeffrey Nelson, Jason DeMont, Michael Fallaw, Garnet Harding, Phil Lovell

NAYs: None

▶ **Resolved**
The motion passed

APPROVED

DATE