

# ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

## ABEVA - Board of Directors Open Session

April 29, 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  
Board President Garnet Harding in  
attendance via zoom.  
7 homeowners in attendance via  
zoom

---

## I. CALL TO ORDER

The April 29, 2024, Open Meeting was called to order at 5:00pm.

## II. GIS MAPPING

## III. VENDOR REPORTS

### A. QXL INCIDENT REPORT

349 total reports for March.

## IV. MINUTES

### A. MARCH 25, 2024 - OPEN MINUTES

A motion was made to approve the March 25, 2024, Open Meeting Minutes.

**Motion:** Mark Baldree

**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. QXL/JARED SHERMAN SECURITY TOWNHALL MINUTES**

A motion was made to approve the March 27, 2024, Security Townhall meeting minutes.

**Motion:** Mark Baldree

**Second:** Dana Xedos Tkac

**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. FINANCIALS**

### **Resolved**

A motion was made to approve the March 2024 financials.

**Motion:** Michael Fallaw

**Second:** Mark Baldree

**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*

## **VI. REPORTS**

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

Manager provide updates on open items.

17 Care Center calls in March.

Financial Review in progress. Taxes expected to be completed end of the week.

QXL Light Survey - 427 total responses

Backflow testing completed

Insurance refund expected within next couple weeks

### **B. COMMITTEE REPORTS**

## **VII. OLD BUSINESS**

### **A. COMMITTEES**

#### **Resolved**

Mike Fallaw was appointed to chair the Road Commission Committee.

Phil Lovell was appointed to chair the Finance Committee.

Karin Olson was appointed to chair the Election Committee.

Jeff Nelson appointed to chair the Security Committee.

Committee applications to be sent out by management.

### **B. TWO BILTMORE**

Board to continue working with legal counsel on voluntary membership document that each member in Two Biltmore must sign.

## **VIII. NEW BUSINESS**

### **A. CAPITAL IMPROVEMENT ASSESSMENT**

#### **Resolved**

Manager recommendation to get legal review prior to deciding to vote for Capital Improvement Fee on the transaction at the time of closing.

## **IX. SCHEDULING OF NEXT BOARD MEETING**

#### **Resolved**

The next scheduled open board meeting is June 3, 2024.

## **X. HOMEOWNER FORUM - ALL ITEMS**

Homeowner comments about collection process. Homeowner comment about a home in CBG not ABEVA related.

## **XI. ADJOURNMENT**

#### **Resolved**

The April 29, 2024, ABEVA Open Session meeting was adjourned at 7:09pm.

**Motion:** Mark Baldree

**Second:** Jason DeMont

**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