

ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

ABEVA - Board of Directors Open Meeting

June 3, 2024 5:30 PM
Virtual Zoom
Phoenix, AZ 85016

MINUTES

Directors Present

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

Directors Absent

Karin Olson - Vice President
Mark Baldree - Director

Additional Attendees

FirstService Residential Management Representatives

Brooke Kemper - Community
Manager
Board Member Mike Fallaw in
attendance via zoom.
1 homeowner in attendance in person
5 homeowners in attendance via
zoom.

I. CALL TO ORDER

The June 3, 2024, Open Meeting was called to order at 5:32pm.

II. VENDOR REPORTS

A. QXL

Discussion of reports and what is included.

III. MINUTES

Resolved

A motion was made to approve the April 29, 2024, Open Meeting Minutes.

Motion: Jason DeMont
Second: Jeffrey Nelson

AYEs: 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 April 2024 financials.

Motion: Wesley Balmer

Second: Michael Fallaw

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

NAYs: None

▶ **Resolved**
The motion passed

V. REPORTS

A. COMMITTEE REPORTS

A motion was made to approve TLB Change Orders #2-4.

Wes Balmer, Beautification Committee Chair provided update on current beautification project. Piping completed and prep for the palms set to be installed next week.

32nd palms and shrubs to be installed next.

Lincoln/ABC work progressing with the wall being up and landscaping in the works.

Legal committee update - Board will be meeting with law firms.

Motion: Dana Xedos Tkac

Second: Jason DeMont

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

NAYs: None

▶ **Resolved**
The motion passed

VI. OLD BUSINESS

A. LINCOLN GATE

Resolved

Discussion about pink sidewalk and gate.

ABEVA has discussed with legal counsel and will no longer pursue or spend money trying to resolve.

Concerned homeowners should contact a lawyer

B. COMMITTEES

Committee applications received sent to committee chairs for review.

VII. NEW BUSINESS

A. GIS PROPOSAL

Resolved

A motion was made to approve the GIS Mapping proposal not to exceed \$680 to include lot numbers and parcel links

Motion: Wesley Balmer

Second: Jason DeMont

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

NAYs: None

▶ **Resolved**
The motion passed

B. TLB CHANGE ORDER #5

Resolved

A motion was made to approve TLB Change Order #5 that was unanimously approved by the board via email.

Motion: Dana Xedos Tkac

Second: Jason DeMont

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

NAYs: None

▶ **Resolved**
The motion passed

C. ABEVA ROADS

ABEVA Road Committee suggesting hiring consultant to ensure roads are restored back to original condition at the completion of COP project.

To be discussed at a later date if decided to proceed.

VIII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next scheduled open board meeting is June 24, 2024.

IX. HOMEOWNER FORUM - ALL ITEMS

1 homeowner comment regarding the COP water main project and the new building on 26th/Camelback.

Homeowner comment/concerns about beautification timing/completion.

X. ADJOURNMENT

Resolved

The June 3, 2024, open meeting was adjourned at 6:55pm.

Motion: Phil Lovell

Second: Jason DeMont

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

NAYs: None

▶ **Resolved**
The motion passed

APPROVED

DATE