

# ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

## ABEVA - Board of Directors Open Session

June 24, 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  
Dana Xedos Tkac - Secretary  
Jason DeMont - Director

#### Directors Absent

Mark Baldree - Director  
Michael Fallaw - Director  
Jeffrey Nelson - Director

#### Additional Attendees

FirstService Residential Management  
Representatives  
Community Manager - Brooke  
Kemper  
Board Member Karin Olson in  
attendance via zoom  
1 homeowner in attendance in person  
3 homeowners in attendance via  
zoom

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### I. CALL TO ORDER

The June 24, 2024, Open Meeting was called to order at 5:30pm.

### II. FIRSTSERVICE FINANCIAL

Analysis to be revised and sent to board prior to moving forward.

### III. GIS MAPPING

Update on GIS Mapping. Links and lot numbers have been added.

Easements and ABEVA common area maintenance to be added prior to completion.

### IV. VENDOR REPORTS

#### A. QXL MAY REPORT

Review numbers from May report.

## V. MINUTES

### Resolved

A motion was made to approve the June 3, 2024, Open Meeting Minutes.

**Motion:** Wesley Balmer

**Second:** Jason DeMont

**AYEs:** Karin Olson, Wesley Balmer, Dana Xedos Tkac, Jason DeMont, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## VI. FINANCIALS

### Resolved

A motion was made to approve the May 2024 Financials.

**Motion:** Jason DeMont

**Second:** Wesley Balmer

**AYEs:** Karin Olson, Wesley Balmer, Dana Xedos Tkac, Jason DeMont, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## VII. REPORTS

### A. COMMITTEE REPORTS

Beautification - ABC Ficus planting followed by shrubs. Colter trees to be removed by ABC and quote will be provided.

A motion was made to pre-approve the tree removal (2) at 32nd/Colter from ABC landscape not to exceed \$1900.

**Motion:** Wesley Balmer

**Second:** Dana Xedos Tkac

**AYEs:** Karin Olson, Wesley Balmer, Dana Xedos Tkac, Jason DeMont, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## VIII. OLD BUSINESS

### A. ROADS

### Resolved

A motion was made to approach Frank Civil Engineering to assist in street repairs at the conclusion of COP project at the initial consulting cost of \$1,800.

**Motion:** Wesley Balmer

**Second:** Karin Olson

**AYEs:** Karin Olson, Wesley Balmer, Dana Xedos Tkac, Jason DeMont, Garnet Harding, Phil Lovell

**NAYs:** None

▶ **Resolved**  
*The motion passed*

## IX. NEW BUSINESS

**A. LEGAL COUNSEL**

**Resolved**

Board decision to table until further discussion can be made with additional board members.

**B. BEAUTIFICATION**

**Resolved**

A motion was made to approve the "Limestone" color for the entry pots for Beautification that was unanimously approved by the board via email.

**Motion:** Wesley Balmer  
**Second:** Dana Xedos Tkac

▶ **Resolved**  
*The motion passed unanimously*

**X. SCHEDULING OF NEXT BOARD MEETING**

**Resolved**

The next scheduled ABEVA open board meeting is July 22, 2024.

**XI. HOMEOWNER FORUM - ALL ITEMS**

No homeowner comments.

**XII. ADJOURNMENT**

**Resolved**

The June 24, 2024, Open Meeting was adjourned at 6:45pm.

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**APPROVED**

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**DATE**