

ABEVA 2018 ANNUAL HOMEOWNERS MEETING

Arizona Biltmore Resort, The Gold Room
2400 E Missouri Ave, Phoenix, AZ 85016
February 22, 2018

Board Members Present: Jim Bell, Steven Helm, Phil Tibi, Will Hawking, Judith Shafkind, Mark Monserez

Board Members Absent: Michael Leeman

Management Present – Carol Jones

Guests – Resort General Manager Sheila Foley and Rodney Williams from Transcend Security

- I. **Welcome** – Board President Jim Bell called the meeting to order at 6:30 pm.
 - a. **Establish Quorum** – The Affidavit of Meeting Notice was mailed in accordance with applicable state laws and a signed copy is on file in the ABEVA office as certified by Board Secretary Mark Monserez. It was also verified that quorum was met either by in-person attendance or mail-in ballot for this meeting.
 - b. **Introductions** – Jim Bell introduced the following members to the audience:
 - Jim Bell current Board President who has served on the ABEVA Board of Directors for more than 7 years.
 - Judith Shafkind current Board Treasurer who has served on the ABEVA Board of Directors for more than 5 years and serves on the Security, Election and Employee Review Committees.
 - Mark Monserez who has served on the ABEVA Board of Directors for more than 7 years and serves on the Legal and Architectural Committees.
 - Phil Tibi current Board Secretary who has served on the ABEVA Board of Directors for 3 year and serves on the Finance and Security Committees.
 - Will Hawking who has served on the ABEVA Board of Directors for about 3 year and serves on the Security Committee.
 - Michael Leeman who has served on the ABEVA Board of Directors for 4 years and serves on the Architectural and Employee Review Committees.
 - Steve Helm who has served on the ABEVA Board of Directors for 3 years and serves on the Security and Employee Review Committees.
 - Arnold Braasch who has served on the ABEVA Board of Directors for 2 years and serves on the Architectural and Election Committees.The following Volunteers, Employees and Vendors were thanked for their services:
 - La-Rita Mason – Sign-in Volunteer
 - Jennifer Bell – Sign-in Volunteer/ABEVA Administrative Assistant
 - Mitzi Manka – Ballot Counting Volunteer/ CPA for ABEVA
 - c. **Approval of 2017 Annual Meeting Minutes** – **A homeowner made a motion to accept the 2017 Annual Meeting Minutes as presented. The motion was seconded and carried unanimously.**

II. **Election Ballots – Nominations from the Floor**

A call was made for nominations from the floor, hearing none the nominations were closed.

Approved at February 13, 2019 Annual Meeting

- III. Arizona Biltmore Resort Update: Sheila Foley, General Manager** – Ms. Foley spoke on behalf of the Resort and shared the following updates –
- A complete retrofit of the fire sprinkler system was completed
 - Furniture was upgraded in the exterior public areas
 - Renovations to the History and Mystery Rooms are upcoming
 - The spa, pool and fitness facility renovations are on the books for 2019
 - \$4 million dollars is spent annually on regular maintenance and smaller projects
 - The Resort experienced record breaking revenue in 2017 and has had more than 6,000 more visitors in the month of January than the previous year
- IV. Treasurers Report** – The financials were provided to the owners present in the meeting packet. Ms. Shafkind reported that the budget is healthy and the bad debt ratio is less than 2%. The 2017 financials will be reviewed by the CPA in March.
- V. State of the Association** – Jim Bell reported on the 2017 accomplishments.
- The association received a settlement check from Cox Communications due to their lack of payment. He noted that Ms. Jones was responsible for discovering the oversight and bringing it to the Boards attention which resulted in the execution of a revised contract with Cox and regular payments being made going forward.
 - Landscape renovations were completed that were designed to save on water and improve the appearance of the community.
 - Road resurfacing is complete for the next four years.
 - Transcend is now using an electric car and a charging station was installed in the parking lot at the ABEVA office. This will save money on gas throughout the year and reduce the carbon footprint of the association.
- VI. Election Results**
Jim Bell announced the results of the election as follows:
Arnold Braasch
Steve Helm
William McKay
- VII. Open Forum** – The following topics were discussed:
- Roving Patrol is not tagging cars in the sub associations.
 - Additional repositories for pet waste
 - Trimming the bushes on Arizona Biltmore Circle by the Gates.
 - Trash and debris on Lincoln
 - Maintenance on the island at the entrance to the resort.
 - Lighting and directional sign on Thunderbird Trail
 - Service vehicles on Biltmore Estates Drive blocking traffic.
- VIII. Adjournment** – There being no further business to discuss, the meeting was adjourned at 7:27 pm.

Respectfully Submitted,
Kelly Rodriguez

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Recording Secretary

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