

Midvale Park

MASTER REVIEW BOARD

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, April 13, 2006

Time: 7:00 P.M.

Place: Lowe's Training Room

Roll Call:

Directors Present

Doug Trudeau
Janie Caldwell
Robert Richter
Mary Hathaway
Javier Dominguez

Stratford Management

Cherie Hewitson
Beverly Gomez- Arreago

Homeowners

Dave Danks - ARC
Wendy Lotito
Bill Hathaway -ARC
Bill Adair
Joseph Miller

I. Call to Order

The meeting was called to order at 6:58 P.M.

Guest Speaker - Alan Gooding of the Goldschmidt Law Firm

Mr. Gooding, an attorney at the Goldschmidt Law Firm, reviewed the firms' collection procedures on delinquent accounts. Discussion ensued and the Board noted that a large percentage of homeowners in Midvale Park speak only Spanish and it was imperative that a bi-lingual person be hired by the law firm to assist in the collection of these delinquencies.

II. Approval of March 2006 Minutes

Mr. Richter moved to amend item D section V, last sentence to read that "For those delinquent homeowners who do not avail themselves of this opportunity, accounts one year delinquent will be sent to the Attorney and a lien placed at that point". Mrs. Hathaway seconded the motion and passed unanimously.

III. Financial Report

Ms. Hathaway reviewed the Financials with the Board. Ms. Hathaway requested an explanation of the amount expensed in the Permits, Fees, and Taxes line item. Also the Board would like to know why the Corporation is being taxed when it is a non-profit corporation. Ms. Hewitson will request this information from the accountant. Ms. Hathaway also directed the management company to adjust the Financials to reflect the

line items in the recently amended 2006 Budget. With no further discussion Mr. Richter moved to approve the financials. Ms. Caldwell seconded the motion, and passed.

IV. Management Report

Ms. Hewitson reviewed the written report.

V. Old Business

A. Grass Removal On Midvale Park

The Board reviewed two proposals from landscape companies for the replacement of the grass with gravel along Midvale Park Road. Discussion ensued. Mr. Richter moved that the Palo Verde Landscape and Maintenance bid be approved with the stipulation that the rock to be installed matches the medians along Midvale Park Road. Ms. Hathaway seconded the motion and it passed unanimously. After discussion it was decided that Ms. Lotito and Mr. Trudeau will tag the undesirable foliage for removal during this project. Mr. Trudeau will speak with the Palo Verde Landscape representative before the project begins.

B. Lighting at the Drexel Road Monument Area

Mr. Trudeau is working on the application for placement of this streetlight.

VI. New Business

Delinquent Commercial Parcels

The Board reviewed the list of delinquent commercial parcels. Mr. Trudeau and Ms. Hewitson will draft correspondence to these commercial members.

VII. Appeals

No Appeals were heard at this meeting.

VIII. Adjournment

With no further business to come before the Association, the meeting was adjourned at 9:20P.M.

Respectfully submitted,

Cherie Hewitson
Stratford Management
For the Midvale Park Master Review Board