

# Midvale Park

## M A S T E R R E V I E W B O A R D

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### MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

**Date:** Thursday, August 15, 2008

**Time:** 7:00 P.M.

**Place:** Desert Dove Christian Church, 6163 S Midvale Park Rd., Tucson, AZ. 85746

**Roll Call:**

**Directors Present**

Diane Steen  
Mary Hathaway  
Robert Richter  
Allen Gainey  
Wendy Lotito

**Stratford Management**

Cherie Hewitson

**Homeowners Present**

Bill Hathaway - ARC  
10 homeowners present

**I. Call to Order**

Mr. Richter called the meeting to order at 7:02 P.M.

**II. Review/Approval of the Minutes of July 10, 2008**

The Board of Directors reviewed the Minutes of the July 10, 2008 Meeting.

Mr. Chambers moved to approve the minutes as presented. Mr. Gainey seconded the motion and it passed.

**III. Financial Report for July 2008**

Ms. Hathaway reviewed the July financial statement with the Board. **ACTION ITEM: The Board requested that Stratford Management research the Postage and Printing expense** Items #6650, #6660 and #6665. After review and discussion, the financial statements were accepted as presented.

**IV. Committee Reports**

**1. ARC Committee**

ARC Chair, Mr. Hathaway stated that several submittals were reviewed.

**2. Community Center Committee**

Mr. Trudeau reported that a few suggestions were received from homeowners regarding what type of facility should be built on the common area at Headley and Midvale Park Road. Mr. Trudeau showed the Board a flyer he would like to have distributed at the Midvale Park Annual Picnic

**ACTION ITEM: 200 flyers will be printed for distribution**

**V. Management Report**

Ms. Hewitson reviewed the attached written report with the Board of Directors.

## VI. Old Business

### 1. Increasing the Height of the side perimeter wall at La Posada

The Board reviewed a proposal for adding a course of block along the wall dividing the La Posada Apartment Complex from the homes in Oakmore. **ACTION ITEM: Ms. Hewitson was asked to seek a legal opinion to see if the Association has the responsibility to have this project done and if so to contact La Posada concerning this issue as this is a shared wall.**

### 2. Review of Bids to Correct Erosion in a Common Area

The Board reviewed the bids to correct the erosion problem from Indigenous Solutions in the amount of \$17,955.00 and Palo Verde Landscape and Maintenance in the amount of \$11,983.00. Discussion ensued. The decision was tabled until the next meeting. **Action Item: The Board asked Ms. Hewitson to solicit an evaluation to determine if the wall's integrity is compromised because of the erosion.**

### 3. Repair of the Wall at the north end of Lavender Moon.

The Board was told that the wall recently repaired in this location has been knocked down again. It was stated that Bayou Construction was informed that all wall repairs must include rebar and this repair was made without rebar. **ACTION ITEM: Ms. Hewitson was asked to contact the owner of Bayou Construction and tell him that there was no rebar used in this repair as agreed and the wall needs to be repaired again.**

## VII. New Business

### 1. Transfer of Association Operating Account

Ms. Hathaway motioned to move the Association's Operating Account from U S Banc to Community Association Bank and to open a money market account at CAB keeping only a minimum balance in the account. Mr. Gainey seconded the motion and it passed. **ACTION ITEM: Ms. Hewitson was asked to contact a representative of CAB to determine the % of interest and to confirm that there is no fee for services such as wire transfers.**

### 2. Unsolicited Towing Proposal

The Board reviewed a bid provided by Bronco Towing Company. This bid included the installation of signs advising people that their vehicles could be towed if parked where parking is not allowed. **Action Item: The Board directed Ms. Hewitson to contact the Brown Law Group to see if these company signs could be installed within Midvale Park**

## VIII. Adjournment

With no further business before the Board, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,

*Cherie Hewitson*

For the Midvale Park Master Review Board  
Board of Directors