

Midvale Park

H O M E O W N E R S A S S O C I A T I O N

Post Office Box 40790 ▪ Tucson, Arizona 85717 ▪ Phone: 520-822-8041 ▪ Fax: 520-822-8083
Online at www.stratfordmanagement.org

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, December 11, 2008

Time: 7:00 P.M.

Place: The Tucson International School, W. Valencia Rd., Tucson, AZ. 85746

Roll Call:

Directors Present

Javier Dominguez
Mary Hathaway
Robert Richter
Allen Gainey
Wendy Lotito
Janie Caldwell
Robert Chambers

Stratford Management

Cherie Hewitson

Homeowners Present

Bill Hathaway - ARC
3 homeowners were present

I. Call to Order

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

II. Review/Approval of the Minutes of November 13, 2008

The Board of Directors reviewed the Minutes of the November 13, 2008 Meeting.

Article VII, first paragraph, first sentence is changed to read" Ms. Hathaway stated that she had spoken with her employer concerning the use of the *school* as a future meeting place for the Board meetings at no cost. Ms. Caldwell moved to accept the minutes as corrected. Ms. Lotito seconded the motion and it passed unanimously

III. Financial Report for November 2008

Ms. Hathaway reviewed the November financial statement with the Board. Ms. Hathaway reported that a CD will be maturing on December 12, 2008. After discussion the Financials were accepted.

ACTION ITEM: The Board asked Ms. Hewitson to check the current balance in our Operating Account to determine if there are enough funds to cover possible expenditures not listed in the 2008 Budget.

IV. Committee Reports

1. ARC Committee

OV#073 - A submittal for painting the exterior of the home was reviewed and approved with stipulations

2. Community Center Committee

Mr. Trudeau stated that the surveys received regarding the future community center reflect the Board's proposed ideas.

V. Management Report

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

VI. Old Business

Installation of Medians on Midvale Park Road

Ms. Hewitson reported that Construction Engineer, Tony Tsang , has presented the plans to the City of Tucson for approval.

Review of Bids to Correct Erosion in a Common Area

The Board reviewed the proposals submitted for the correction of the erosion and repair of the wall in the Common Area behind Newcastle Court. After discussion Mr. Gainey moved to request the following stipulations.

1. A warranty for any repairs necessary if the project begins to show improper installation and durability during the first year
2. Ask Anozira Fence if a cement/dirt compound could be used or some type of coloring to match the ground for the same quote price.

Changing Business Name

The Department of the Secretary of State of Arizona has approved the change of the "dba" name of the Association to Midvale Park Homeowners Association.

Holiday Lighting Contest

Ms. Caldwell and Mr. Gainey judged this year's contest and the winner's addresses are listed below:

- 1st Place - 5759 S. Hillerman Drive - \$300
- 2nd Place - 1800 W. Arroyo Vista Drive-\$250
- 3rd Place - 1852 W. Oakview Lane-\$200
- Honorable Mention - 1621 W. Ventura Dr. - \$25

VII. New Business

There was no new business before the Board.

VIII. Adjournment

With no further business before the Board, the meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Cherie Hewitson

For the Midvale Park Homeowners Association
Board of Directors