

Midvale Park

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

Post Office Box 40790 ▪ Tucson, Arizona 85717 ▪ Phone: 520-795-6500 ▪ Fax: 520-795-6501
Online at www.stratfordmanagement.org

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, January 12, 2006

Time: 7:00 PM

Place: Lowe's training room

Roll Call:

Directors Present

Doug Trudeau
Janie Caldwell
Robert Richter
Javier Dominguez
Leonel Romero
Mary Hathaway
Ernesto Ortega

Stratford Management

Cherie Hewitson
Teresa Rascon

I. Call to Order

The meeting was called to order at 6:59 P.M.

Mr. Trudeau reviewed the ground rules.

II. Approval of November 2005 Minutes

Mrs. Hathaway moved to amend item H to read that "signs be placed 60 hours prior to each meeting." Signs may still be placed at three locations within Midvale Park. Mrs. Hathaway seconded the motion and passed unanimously.

III. Financial Report

Ms. Hewitson introduced Steve Coombs. Mrs. Hathaway reviewed the financials and the Board directed some questions to Mr. Coombs about the line items for contract services, landscape chemicals, and parts & supplies. Mr. Coombs responded accordingly to each question. Mrs. Hathaway asked to have line item 4050 broken down to where the interest would be lined up with its own category. Other line items that were reviewed are 6650, 6660, 6665, and 6690. Line items 6650 and 6660 are

letters that are sent to individual homeowners for violation letters, welcome letters, or homeowners requesting ARC forms. Line item 6665 is newsletters that are sent to all homeowners in Midvale Park. With no further discussion Mr. Richter moved to approve the financials and Mrs. Hathaway seconded the motion, and passed.

IV. Management Report

Ms. Hewitson reviewed the written report.

V. Old Business

Leonel Romero announced the winners for the Holiday light contest. The residents that tied for first place were Regina Riffe and Jose Juarez. The second place winner was Leroy Heflin and the third place winner was Ramon Vasquez. Mrs. Hathaway moved to award first, second and third place winners in the amounts of \$250, \$125, and \$75. Mr. Richter seconded the motion and passed unanimously. Mrs. Hathaway moved to award \$250 to each first place winner and Mr. Ortega seconded the motion, and passed unanimously.

VI. New Business

a. Grass Removal and Lighting Along Midvale Park

Last year the Board received a proposal for \$98,000 to remove the grass, and replace it with gravel and desert landscaping. The Board directed Stratford Management to solicit more bids. Mr. Trudeau suggested some lighting on the west end of Drexel for the monument. Mr. Trudeau needs to know the exact location and depth of the plumbing in order to determine the proper location and installation of the lights.

b. Purchasing the Proper Equipment for Covering Graffiti

The Board discussed purchasing the proper equipment for painting over the graffiti in the community. Mrs. Caldwell asked for a 30-gallon gas powered sprayer. Mr. Richter moved to give Mrs. Caldwell \$1500 to purchase paint equipment and Mrs. Hathaway seconded the motion, and passed.

c. Clarity Between Board and Neighborhood Association

The Board suggested that a newsletter clarify and explain the difference between the two in a respectful way.

d. Commercial Projects by Architect

Reviews by an architect will only be needed when there is a “major” commercial retail development in Midvale Park.

e. Fine Policy

| After discussion the Board deferred this issue for the February meeting.

VII. Adjournment

With no further business to come before the Association, the meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Teresa Rascon
Stratford Management
For the Midvale Park Master Review Board