

Midvale Park

MASTER REVIEW BOARD

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, January 11, 2007

Time: 7:00 P.M.

Place: Lowe's Training Room, 1800 W. Valencia Rd, Tucson, AZ. 85746

Roll Call:

Directors Present

Doug Trudeau
Javier Dominguez
Mary Hathaway
Robert Chambers
Wendy Lotito
Robert Richter
Janie Caldwell

Stratford Management

Cherie Hewitson

Homeowners

Bill Hathaway-ARC
Christina Cruz
Joseph Miller
AlanGainey-ARC

I. Call to Order

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

II. Guest Speaker – Lieutenant Greene

Lieutenant Greene of the Tucson Police Department (TPD) reported on the recent home invasions in the community. Due to these incidents TPD has assigned two specialized squads to the area to provide back up with the calls from the community. The squads are patrolling areas that are suspect, with a special focus on early morning traffic. TPD plans on having a special squad come into the neighborhood and knock on every resident's door to inquire about any suspicious activity in their neighborhood that they would like to report. Lieutenant Greene said that the TPD is only 64% staffed, but the Department is in the process of hiring more officers.

Lieutenant Greene then answered questions from those present. When asked about the "Crime-free multi housing" legislation, he confirmed that he was aware of it; but if the Board desired, he would bring Ms. Cindy Dunn, a co-worker at TPD to the next monthly meeting to answer questions about this legislation. Mr. Trudeau and Lieutenant Greene stressed the importance of watching out for your neighbors and the value of establishing

a "Neighborhood Watch Program" for each neighborhood in Midvale Park. With no further questions Lieutenant Greene was excused from the meeting. **ACTION ITEM: Officer Greene and Ms. Dunn will attend the next board meeting to discuss the "Crime-Free Multi Housing Legislation."** **ACTION ITEM: Mr. Trudeau stated he would establish a Neighborhood Watch on his street. He asked other Board members to do so and report on their progress at next month's meeting.** **ACTION ITEM: Ms. Hewitson was asked to contact the Association's attorney to determine if the bylaws could be amended to include the "Crime-Free Multi Housing Legislation."**

III. Review/Approval of the Minutes of December 14, 2006

Mr. Chambers moved to approve the minutes of the December 16, 2006 Board Meeting as written. The motion was seconded by Mr. Dominguez and passed.

IV. Financial Report for December 2006

Ms. Hathaway reviewed the December Financial Statements with the Board. Ms. Hathaway inquired as to the water bills which appear to be higher than the average monthly meter charges. Ms. Hathaway had looked into the cost of auditing the Association's financial records and presented her findings. Discussion ensued. Due to the expense of having an audit conducted, it was decided that the Board may look into the need for a financial audit in the future if needed.

After review and discussion, the financial statements were accepted as presented.

ACTION ITEM: Ms. Hewitson is to research a few of the water bills that seem to be higher than the average monthly cost.

V. Committee Reports

1. ARC Committee

ARC Chair, Mr. Hathaway reported he had reviewed and approved several submittals in the past few weeks. One submittal for the installation of a wall that could partially block motorists' line-of-sight. However, after receiving correspondence from the ARC of the denial, the resident received a City Permit for this project and completed this project. The Board will withhold approval.

2. By-Laws Committee

Ms. Hathaway reviewed the revisions to the current bylaws. Discussion of this matter was postponed to the February Board meeting. **ACTION ITEM: Ms. Hewitson is to find out if the bylaws are a Word Document so that revisions can be presented for review in this format.**

VI. Management Report

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

VII. Old Business

1. Security Patrol for evenings

Mr. Trudeau had contacted the Pima County Sheriff's Department, as well as the Tohono O'odham Police Department regarding the possibility of their off-duty officers patrolling the Association's streets. Both departments were unable to provide this service. Since the Tucson Police Department has declined to provide this service by their off-duty officers, it is hoped that the additional number of TPD officers assigned to the community for tightened security will continue.

2. Review of Proposals from Indigenous Solutions

The Board reviewed the proposals submitted by Indigenous Solutions to remove the remaining Eucalyptus trees and grinding of the stumps within the alcoves on Oaktree Drive. After discussion of the matter the Board feels that the expense to remove these trees is an issue that shall be postponed for future consideration. The Board reviewed a proposal for the removal and stump grinding of one the trees that appears to be a potential hazard. Ms. Hathaway moved to accept the proposal for the removal and stump grinding of this tree. Mr. Richter seconded the motion and it passed.

VIII. New Business

1. Heightening the Wall between La Posada and Oakview

Ms. Veronica Gonzalez, manager of La Posada Apartments presented a bid she had solicited to increase the height of the common wall between the La Posada Apartments and Oakview subdivision. The owners of the La Posada Apartment complex has agreed to split the cost to increase the height of the wall with the Association. Discussion ensued. **ACTION ITEM: Ms. Hewitson was directed to call Councilman Jose Ibarra to ask if the City of Tucson could help to defray the cost of this project.**

2. Painting of the Common Walls

After reviewing the proposals for the painting and repair of the common walls the Board decided that it would be more prudent for this project to be done in phases. **ACTION ITEM: The Board requested that Ms. Hewitson seek bids for the painting and repairing of the common walls in phases. One phase to include both sides of Midvale Park Road from Valencia Road north to Drexel Road. Midvale Park Road north from Drexel to Irvington Road. South from Drexel on the west side of Oaktree. South on Oaktree from Midvale Park Road to Drexel. On Drexel from Midvale Park Road to Oaktree.**

3. Review of the Renovation of Xerescape Signs on Midvale Park Rd.

After reviewing the proposal from Fast Signs to renovate these signs, the Board postponed a decision on the proposal until the February Board meeting. **ACTION ITEM: Ms. Hewitson was directed to ask Fast Signs to include a graphic illustration of the sign in the bid and to resubmit the proposal.**

4. Website Maintenance

Review of this proposal was postponed to the February Board meeting.

IX. Correspondence

The Board of Directors reviewed all correspondence.

X. Adjournment

With no further business to come before the Board, the meeting was adjourned at 9:27 P.M.

Respectfully submitted,

Cherie Hewitson
Stratford Management
For the Midvale Park Master Review Board
Board of Directors