

Midvale Park

MASTER REVIEW BOARD

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, January 10, 2008
Time: 7:00 P.M.
Place: Desert Dove Christian Church Education Room, 6163 S. Midvale Park Rd, Tucson, AZ. 85746

Roll Call:

Directors Present

Allen Gainey
Robert Richter
Mary Hathaway
Diane Steen
Robert Chambers
Janie Caldwell

Stratford Management

Joseph O'Hagin
William Jecker

Director Absent

Wendy Lotito

Homeowners Present

Two homeowners were present

I. Call to Order

President Robert Richter called the meeting to order at 7:00 P.M.

II. Review/Approval of the Minutes of December 13, 2007

Mr. Gainey moved to approve the Minutes of the December 13, 2007 Board meeting with the following corrections: The spelling of Robert Chambers and Allen Gainey was corrected. Ms. Hathaway seconded the motion and it passed.

III. Financial Report

Ms. Hathaway reviewed the Financial Statements and reported that the Association's financials are in good condition. Ms. Hathaway noted the large amount of water usage for a meter on Lavender Moon Way and no usage on other meters. After further review and discussion, the financial statements were accepted as presented.

ACTION ITEMS:

- A. Ms. Hewitson will contact Indigenous Solutions to have them check the meters on Lavender Moon Way for usage, determine which meters are needed for irrigation and which meters may be shut off.**
- B. The Board requested that Ms. Hewitson confirm the Association debt reduction as an actual collectable amount and be noted on the P&L statements.**
- C. The Board discussed soliciting bids for an audit/review/compilation and requested that Ms. Hewitson place this matter for discussion on the the February Board Meeting Agenda.**

IV. Committee Reports

A. ARC Committee

Mr. Hathaway reported that he had received two submittals this past month, both were approved.

B. Bylaws Committee

Mr. Gainey made a motion to approve the latest draft of the proposed, amended Bylaws. Robert Chambers seconded the motion and it passed unanimously.

V. Management Report

Mr. O'Hagin reviewed the attached written report with the Board of Directors.

VI. Old Business

Repair of walls in the cul de sacs of Swisher Pl. and Gaffer Pl.

The Board noted that the walls have been repaired. However, the Board questioned whether rebar was utilized in the repair of the walls. **ACTION ITEM: Ms. Hewitson check with contractor regarding this matter.**

VII. New Business

A. Non-compliance Issues

The Board discussed the hot dog cart and the automobiles for sale on the vacant lot on Irvington just east of the Conoco service station. The Board agreed these activities are in violation of the Association's CC&Rs, even if the vendors have business licenses or City permits to operate and have been given permission from the property owner. **ACTION ITEM: The Board requested that Ms. Hewitson investigate this matter and determine the owner(s) of the property and if they have given permission to vendors to operate on the premises.**

B. The Board discussed the deteriorating north perimeter wall at the Oak Tree Park and who is responsible for its maintenance and repair? **ACTION ITEM: The Board requested that Ms. Hewitson investigate this matter.**

C. The Board discussed an email received from Midvale Park Neighborhood Association President Joseph Miller. Mr. Miller noted that there is a City program set up for inmates to provide free clean-up services, such as cleanup of washes, etc. Mr. Miller suggested that these services could be utilized to cleanup the washes within Midvale Park. The Board agreed that for safety and security reasons, inmates should not be allowed within Midvale Park.

D. The Board discussed to hold informational community meetings regarding the plans to build a community center.

ACTION ITEMS:

A. The Board requests that Ms. Hewitson contact the Department of Neighborhood Resources, asking them to investigate and remove the food vendors and automobile sales from the lots.

B. The Board requests that Ms. Hewitson contact the city to find out who the Oak Tree Park wall belongs to, and who is responsible for it's repair.

VIII. Call to Audience

Mr. Trudeau expressed his concerns about the purposed community centers impact on neighboring properties.

IX. Adjournment

With no further business to come before the Board, the meeting was adjourned at 8:10 p.m. The next meeting of the Board of Directors will be held on Thursday, February 14, 2008, at 7:00 p.m., at the Desert Dove Christian Church Education Room, 6163 S. Midvale Park Road, Tucson, Arizona.

Respectfully submitted,

William Jecker

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