

Midvale Park

MASTER REVIEW BOARD

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, July 13, 2006

Time: 7:00 P.M.

Place: Lowe's Training Room

Roll Call:

Directors Present

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

Stratford Management

Cherie Hewitson
Teresa Rascon

Homeowners

Bill Hathaway-ARC
Bill Adair-Appeals
Jackye Irby
James Irby
Mr. & Mrs. Cruz
Mr. Gordon
Mr. & Mrs. Markham
Mr. & Mrs. Gonzalez
Miguel Gonzalez
Anna Gonzalez

I. Call to Order

The meeting was called to order by Mr. Trudeau at 7:06 P.M.

Guest Speaker – Tony Tsang a representative of the MVP Storage Facility

Tony Tsang, Engineer, made a presentation about the two storage units that yet need to be built. Tony displayed the original plans that were approved in the past and he also presented the current plans which have not yet to been approved by the Board.

Mr. Richter made a motion to approve the ARC submittal for the extra storage facilities to be built in Midvale Park. The motion was seconded by Mr. Chambers and unanimously passed as presented.

II. Review/Approval of the Minutes of June 8, 2006

The Board of Directors reviewed the Minutes of the June 8, 2006 Meeting. Thereafter, a motion was made by Ms. Hathaway, seconded by Ms. Caldwell, and unanimously carried to approve the minutes, as written.

III. Financial Report for June 2006

Ms. Hewitson notified the Board that Carlos, the accountant, had transferred a significant amount of money into the operating account at US Bank. Ms. Hathaway spoke to Mr. Elliot, CPA for Midvale Park Master Review Board, and he assured her that the payment of taxes next year will not present a problem for the Association. Mr. Richter stated that the Association had made the first payment for the hardscaping to Palo Verde Landscaping. Discussion ensued. After review and discussion, the financial report was accepted as presented.

IV. Committee Report

Mr. Hathaway reported that he had not received many submittals in the past month. He mentioned that he had approved a submittal for rubberized roofing, only because it was approved by the developer in the past. Discussion ensued.

V. Management Report

Ms. Hewitson reviewed the written report and noted the following:

1. Ms. Hewitson explained that Casitas del Sol would in fact pay the assessments to Midvale Park Master Review Board. Although both phases belong to the Casitas del Sol Association, the fees paid by lots 44-121 will be applied to the landscape maintenance provided by the landscaping company contracted by the Midvale Park Master Review Board.
2. Mr. Trudeau discussed the liability insurance covering the master association and asked if providing the landscaping service would create liability for the Master Review Board.

VI. Old Business

a. Grass removal along MVP Rd. – Monetary Allotments for Project

Ms. Hewitson will provide the Board of Directors with a copy of the monetary allotments for the current project in Midvale Park.

b. Fine policy for non-compliance

The Board of Directors want to categorize the violations in order to define how much the fine should be levied for each type of non-compliance and the following was noted:

- Weeds, vehicles parked in the side yard, sidewalk, court strip, etc: \$25
- Architectural change without the approval of the ARC committee: \$50
- Debris/trash that is less than a truck load: \$25
- Invitation to Appeals: fifteen days following the “Friendly Reminder” letter or a minimum of thirty days and a maximum of forty five days.
- First fine will apply if the resident did not attend the Appeals meeting or contact Stratford Management on the resolution of the violation.
- The next fine will be applied double, if the violation still exists, ten to fifteen calendar days after the first fine was applied.
- The third fine may be applied fifteen calendar days after the second fine or the file may be submitted to the Attorney.

Mr. Richter stated that prior to the Board sending a resident to the Attorney for weeds, the Board should be allowed to have a landscape company remove the weeds and bill the homeowner. Discussion ensued. In the future there may be

circumstances which would necessitate an executive session to discuss a violation before turning it over to the Attorney.

VII. New Business

a. Security Patrol for evenings

The Board wants to know the cost of providing security patrol to the community. Some member of the Board feel that this type service may provide a false sense of security to the homeowners, who may become too dependant on this type service to protect their homes. Mr. Trudeau wants to emphasize the fact that the best security is the resident being watchful for anything unusual occurring in their neighborhood. Discussion ensued. The Board of Directors stated that the security monitor should not be armed. K-9 security should also be an option. The Board directed Stratford Management to procure bids from local security companies and to look into the hourly fee for an off-duty police officer to patrol the community.

b. Review of Proposal for wall repair on Swisher

The Board reviewed the proposal from Anozira and Mr. Trudeau thought the bid was too high. Mr. Trudeau stated that the foundation should have one more course of cement blocks which would increase the height of the wall to six feet.

The “T” in Tierra Rica is missing and every time the “T” has been replaced several times. The Board has suggested that the letters be removed and that the name of the subdivision be painted on the wall. Mr. Richter moved to remove the letters and paint the name “Tierra Rica” on the monument. Ms. Caldwell seconded the motion and unanimously passed. The Board directed Stratford Management to contact the landscape company to trim the bushes in front of the monument.

Ms. Caldwell mentioned that she had seen a huge hole in a common wall on Sarah Elizabeth. Ms. Hewitson informed the Board that Stratford is aware of this and has solicited several bids for this project.

c. Removal of Eucalyptus trees on Oaktree Drive

Ms. Lotito expressed concern about two trees that are located on Oaktree and feels they are growing in such a small area. The Association wishes to remove these trees before one falls and causes damage. Mr. Trudeau also asked that the Board of Directors to be observant and note any hazards they see in the community that may need immediate attention. Discussion ensued. Mr. Richter made a motion to remove these trees as soon as possible. Ms. Lotito seconded the motion and passed unanimously.

VIII. Correspondence

The Board of Directors reviewed all correspondence.

IX. Open Floor “Call to Audience”

Christina Cruz, Secretary of Oakbrook Villas, stated that they have hired T.P.D. at a small fee to patrol the community. She also mentioned to the Board that she had other

contacts and websites that she would provide to the Midvale Park Master Review Board. She has been very happy with the quick responses she received from these vendors.

Mr. Miller, President of the Neighborhood Association, presented a letter asking all sponsors to make their donations as soon as possible for the Annual Picnic which will be held on October 14, 2006. Mr. Trudeau requested that any funds provided to this annual event be accounted for in a summarized list of expenditures.

Mr. Gonzalez presented a petition to raise the wall between the Cambrie subdivision and La Posada Apartments. He stated that they always have trash from people tossing the garbage over the wall and people are constantly looking over the wall into their backyards.

X. Adjournment

With no further business to come before the Board, this meeting was adjourned at 9:37 P.M.

Respectfully submitted,

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