

# 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: 520-822-8041 ▪ Fax: 520-822-8083  
Online at [www.stratfordmanagement.org](http://www.stratfordmanagement.org)

### MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

**Date:** Thursday, July 12, 2007

**Time:** 7:00 P.M.

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

**Roll Call:**

**Directors Present**

Janie Caldwell  
Robert Richter  
Mary Hathaway  
Allen Gainey  
Wendy Lotito

**Stratford Management**

Cherie Hewitson  
**Director Absent**  
Robert Chambers  
**Homeowner Present**  
4 homeowners were present

**I. Call to Order**

Mr. Richter called the meeting to order at 7:03 P.M.

**II. Review/Approval of the Minutes of April 12, 2007**

The Board of Directors reviewed the Minutes of the June 12, 2007 Meeting. Section IX, number 3 is corrected to read.... "*Mr. Gainey asked who is obligated to maintain the area of pavement where the street meets the curb.*" Mr. Gainey moved to approve the minutes as corrected. Ms. Caldwell seconded the motion and it passed.

**III. Financial Report for June 2007**

Ms. Hathaway reviewed the Financial Statements with the Board and reported that two CDs had matured with two CDs maturing in August. Ms. Hathaway is reinvesting the money from matured CDs into CDs with various maturation dates so that one CD will be maturing at a time. After review and discussion, the financial statements were accepted as presented.

**ACTION ITEMS:**

- 1. Ms. Hathaway requested that Ms. Hewitson put copies of all water bills in the future Board packets.**
- 2. Ms. Hewitson was directed to contact the Tucson Water Department to ask what procedure is followed when the water meters are turned off and the cost of**

**reactivation after turn-off.**

**3. The issue of water meters will be placed on the Agenda for the August meeting of the Board of Directors.**

**IV. Committee Reports**

**1. ARC Committee**

Mr. Hathaway reported that he received seven submittals for review during the month of June. He requested a summary of homes that have been cited for exterior changes made without approval of the ARC for 2007.

**2. By-Laws Committee**

The Board discussed and reviewed two proposals for the Mission Statement to be added to the Bylaws. Mr. Gainey moved that the statement "*A diverse community working on tomorrow's future.*" Be adopted as the Mission Statement. Javier Dominguez seconded the motion and it passed. Discussion of the Mission Statement continued. Ms. Hathaway moved that the statement be amended to read.. "*A diverse community working on tomorrow's future by striving to uphold the CC&Rs and Bylaws of Midvale Park.*" Mr. Gainey seconded the motion and it passed.

**V. Management Report**

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

**VI. Old Business**

**1. Tres Rios**

Mr. Dominguez reported that he and Ms. Hewitson met with a representative of Richmond American and their landscape company for a walk-through of the Tres Rios subdivision to determine if the common areas were acceptable for turnover of landscape maintenance to the Association. Although the common areas appear to be in good condition there are a few issues that need to be addressed and another walk-through will take place in the immediate future.

**2. Review of the Proposal for Removal of Xerescape Signs on Midvale Park Road.**

Ms. Hewitson reported that she had contacted Indigenous Solutions concerning the bid for removal of the Xerescape signs on Midvale Park Road and the verbal proposal was not negotiable. Ms. Hathaway moved that the proposal from Fast Signs be accepted, Ms. Caldwell seconded the motion and it passed.

**3. Review of the Proposal for Removal of Four Dead Trees on Drexel.**

The Board reviewed a proposal previously submitted for removal of four dead pine trees on Drexel Road. Ms. Caldwell moved to accept the proposal in the amount of \$1,550. from Indigenous Solutions. Ms. Lotito seconded the motion and it passed.

**4. Painting of the Common Walls**

The painting of the common walls was discussed. Mr. Gainey moved that the proposal submitted by Empire Community Paint be accepted with the stipulation that the sales tax for services conforms to Arizona State Law. Ms. Hathaway seconded the motion and it passed unanimously. **ACTION ITEM: The Board will look at the paint swatches painted on the common wall on the southeast side of Drexel Road east of Midvale Park Road and advise Ms. Hewitson of their choice.**

**5. Review of Proposed Management Agreement**

The Board reviewed the proposed management agreement enclosed in the Board packet. Discussion ensued. Ms. Hathaway moved to accept the agreement as submitted. Mr. Gainey seconded the motion and it passed unanimously.

**6. Vacant Lot on Headley and Midvale Park Road**

Ms. Hewitson distributed correspondence received from the attorney of DSB Midvale LLC concerning the vacant lot on Headley and Midvale Park Road. **ACTION ITEM: The Board will review this correspondence prior to next month's meeting and discussion of this item.**

**7. Maintenance of Pavement Area**

Mr. Gainey contacted the City of Tucson regarding the appearance of a sinkhole where the street meets the curb on Rita Marie **DR**. The City of Tucson will send out an inspector to evaluate this area.

**VII. New Business**

**1. Placement of Decorative Rock along Irvington Road**

Mr. Dominguez asked the Board to consider placing decorative rock in the easement along Irvington Road. Since the City of Tucson maintains the research and discussion of this issue is tabled for a future meeting. **ACTION ITEM: The Board asked Ms. Hewitson to contact the City of Tucson to see what type of future development is planned for this area.**

**2. Unfinished Walls in Oakmore Subdivision**

Mr. Dominguez stated that according to plans submitted by KB Home for the Oakmore **VI** subdivision the walls do not appear to be stuccoed as noted in the subdivision approved plans. There is a question as to whether the walls noted in the plans are private or common walls. **ACTION ITEM: Ms. Hewitson was asked to write to KB Homes concerning this issue.**

**3. Donation for purchase of paint supplies for the Neighborhood Association**

Ms. Stein, a representative of the Neighborhood Association, requested that the Association donate supplies for the painting of the common walls on Candice Anne and Carey Belle Road in preparation for the celebration of the "National Night Out" to be held on August 7<sup>th</sup>. Discussion ensued. The question was asked as to whether it would be more cost effective to have the Association have Empire Paint do the work.

**ACTION ITEM: Ms. Hewitson will contact Empire Paint concerning this item.**

**X. Call to Audience**

1. Mr. Trudeau reported a real estate sign on Headley Road.
2. A homeowner reported a disabled vehicle on **Candice Anne Road**.

**XI. Adjournment**

With no further business to come before the Board, the meeting was adjourned at 8:58 P.M.

Respectfully submitted,

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