

Midvale Park

MASTER REVIEW BOARD

Post Office Box 40790 ▪ Tucson, Arizona 85717 ▪ Phone: 520-822-8041 ▪ Fax: 520-822-8083
Online at www.stratfordmanagement.org

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, June 14, 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
Robert Chambers
Javier Dominguez
Allen Gainey
Mary Hathaway

Stratford Management

Cherie Hewitson

Board Members Absent

Wendy Lotito

Homeowners Present

Joseph Miller
Doug Trudeau

I. Call to Order

Vice President Javier Dominguez called the meeting to order at 7:00 P.M.

II. Election of Board President and Appointment of New Director

The Board acknowledged the resignation of Board Present Doug Trudeau from the Board. Ms. Hathaway and Mr. Richter volunteered to serve as president of the board. A secret ballot was cast and Mr. Richter was elected to serve out the term of president. Regarding the open Board position, Ms. Caldwell nominated Allen Gainey to fill the vacancy and term as the result of the resignation of Mr. Trudeau. Thereafter, a motion was made, seconded and unanimously carried to appoint Mr. Gainey to the Board of Directors. **ACTION ITEM: The Board requested that Ms. Hewitson provide a Board Notebook for Mr. Gainey.**

III. Approval of the Minutes of the May 10, 2007 Board of Directors Meeting

The Board of Directors reviewed the Minutes of the May 10, 2007 Meeting. Thereafter, a motion was made by Mr. Richter, seconded by Ms. Caldwell and carried to approve the minutes with the following correction: Section 1, the first sentence is corrected to read: "President Doug Trudeau called the meeting to order at 7:18 p.m."

IV. Financial Report for May 2007

Ms. Hathaway reviewed the financial statements with the Board and reported that one of the Association CDs is ready to mature and asked how it should be invested. After discussion, it was decided to invest \$100,000 in a 6-month CD. After review and discussion, the financial statements were accepted as presented.

V. Committee Reports

ARC Committee

ARC Chair, Mr. Hathaway, reported that of the 12 submittals received, 11 were approved and one pending approval depending on the reversal of the paint chosen for the body and trim.

By-Laws Committee

Ms. Hathaway presented a draft of the amended bylaws to the Board. After review, Mr. Dominguez moved to Accept the bylaws, as submitted, subject to legal review. Ms. Hathaway seconded the motion and it passed. Mr. Gainey recommended that a Mission Statement be included in the bylaws. The Mission Statement will be presented at the July meeting for review and revisions/approval.

VI. Management Report

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

VII. Old Business

1. Tres Rios

The builder has requested a walk-through inspection for common area turnover. **ACTION ITEM: Ms. Hewitson will coordinate a time for Board members to meet with Indigenous at Tres Rios.**

2. The Board also requested an onsite inspection at Woodbridge III to inspect the areas that need to have drainage flow corrected.

3. Painting of the Common Walls

The proposal presented to the Board from Empire Paint was presented for signature however, before signing the Board would like to know the following:

- What is the time of warranty against fading and the UV level?
- Does the quote only include the repair of cosmetic cracks?
- What if more extensive repair is necessary?
- Will the wall be re-stuccoed prior to painting?
- If more extensive work is necessary by a subcontractor is the price included in the proposal? If not a proposal from a sub-contractor is needed before the proposal is signed.
- Also the common walls on Mission Road from Oakmore to Tres Rios need to be included in the contract.

4. Apostolic Assembly Church Construction

Ms. Hewitson called the owner to see when the construction will continue. Mr. Espino stated that the Church has limited funds and hopes to proceed in two to three months time.

5. Removal of Xeriscape Signs

Indigenous Solutions submitted an additional proposal for the removal of the xeriscape signs. The Board tabled the decision until further discussion with this contractor.

VIII. New Business

1. Appeals Letters

Due to the 2-hour time limit of the Board meetings, Ms. Hathaway suggested an additional meeting be held during the month for hearing appeals. Discussion ensued. Mr. Gainey moved that the Appeal letter be revised to direct the petitioner to submit a letter of explanation to the Board before the meeting, so that they are familiar with his/her appeal. The petitioner will be allowed 3 minutes to appeal his/her case to the Board and will be notified of the decision in writing. Ms. Hathaway seconded the motion and it passed.

2. Vacant Parcel

Ms. Hathaway noted several vacant parcels within Midvale that are in need of weeding. **ACTION ITEM: Ms. Hewitson will send the owners a letter.**

3. Correspondence

Ms. Hathaway discussed one of the grievances listed in a letter received this past month. This pointed out the lack of limiting the number of rental homes within the community. Ms. Hathaway noted that to do so would be an act of discrimination and the Board of Directors must act within the confines of the Federal as well as the Arizona State Statutes forbidding discrimination.

IX. Call to Audience

1. Mr. Miller recommended that the Assessments be increased possibly doubled. Mr. Richter explained the Board creates a budget each fall for the upcoming year and determines if an increase in assessments is necessary.
2. The possibility of having "No Recreational Vehicles Allowed" signs posted on Irvington Road near the Santa Cruz washes was discussed. **ACTION ITEM: Ms. Hewitson will contact Lieutenant Greene of the Tucson Police Department concerning this matter.**
3. Mr. Gainey asked who is obligated to maintain the area of pavement where the street meets the curb. **Action Item: Mr. Gainey will contact the City of Tucson concerning this issue.**

X. Adjournment

With no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Cherie Hewitson

Stratford Management

For the Midvale Park Master Review Board