

Midvale Park

M A S T E R R E V I E W B O A R D

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, May 11, 2006

Time: 7:00 P.M.

Place: Lowe's Training Room

Roll Call:

Directors Present

Doug Trudeau
Janie Caldwell
Robert Richter
Mary Hathaway
Javier Dominguez

Stratford Management

Cherie Hewitson
Teresa Rascon

Homeowners

Dave Danks -ARC
Wendy Lotito
Bill Hathaway -ARC
Bill Adair
Joseph Miller
Josefina Ramirez
Janet McEwen

I. Call to Order

The meeting was called to order at 7:00 P.M.

Guest Speaker – Cat Cottrell a representative of US Bank

Cat Cottrell, Vice President of HOA Management Services for US Bank, made a presentation about the services provided by US Bank. Cat explained the various programs, protections and systems that have been designed specifically for HOA's.

A homeowner from the Estes Home Gardens (HUD) was present and expressed to the Board that she was interested in having a privacy fence in her back yard. The Board directed the homeowner to have HUD submit an ARC (Architectural Review Committee) form for a block wall within the property. If Estes Home Gardens is interested in having a wall surrounding the property, they also would need to get a building permit from the City in order to be in compliance.

The homeowner at Lot OB122 presented an explanation to the Board for nonpayment of assessments. The Board directed the homeowner to contact Stratford Management to set up a payment plan and have all late and interest fees waived.

II. Approval of March 2006 Minutes

The Board of Directors reviewed the Minutes and Mr. Trudeau moved to approve the Minutes as submitted. Mr. Richter seconded the motion and unanimously passed.

III. Financial Report

Mr. Trudeau announced to the Board of Directors that the Financials did not need to be approved. Ms. Hathaway questioned the Pest Control expense. Ms. Hewitson explained that the expense is for the removal of bees. With that said, the Board accepted the Financials as submitted.

IV. Committee Report

Bill Hathaway reported shared walls in Midvale Park that have not been painted. Mr. Hathaway will follow up with a report of the addresses. The ARC Committee directed Stratford Management to translate all submittals written in Spanish. Discussion ensued.

Ms. Caldwell reported a common wall that is painted pink and said she will go over it with the color "Travertine".

Dave Danks resigned from the ARC Committee because he sold his home in Midvale Park. Mr. Danks wants to encourage the Board to update bus benches, common walls and the walkways in the community.

Mr. Hathaway needs someone to volunteer on the ARC Committee. Alan Gainey will volunteer as a member of the ARC Committee. Thank You.

V. Management Report

Ms. Hewitson reviewed the written report.

VI. Old Business

Mr. Trudeau and Ms. Lotito met with Jay Terentino, Manager of Palo Verde Landscape, to discuss what landscaping needs to be removed along Midvale Park Road. Ms. Lotito wants all the plants that have not been watered to be removed. Mr. Trudeau recommends that the Association maintain consistency through out the community. The palm trees will stay in place and the association would like to seek bids for evergreens in the medians. The Board also mentioned that the only grassy area in Midvale Park is The Manor, adult community, and Stratford Management needs to research who the meter belongs to.

Midvale Park Master Review Board is terminating Sonoran Oasis Landscaping services and would like bids for the new contract. The areas of Headley and Deacon should be included in this proposal. The Board wants to have two separate contracts for Midvale Park Road and the other common areas within the community. They have also asked that the new contract be adjusted to include Oakmore VI.

VII. New Business

- a. Ms. Hathaway made a motion to accept the Bylaws as amended. Ms. Caldwell seconded the motion and unanimously passed.
- b. The creation of a fine policy for noncompliance accounts was tabled for June's Board meeting per the Board of Directors.
- c. Mr. Trudeau directed Janie Caldwell to provide a detailed report of her monthly expenses as of January 1, 2006, to the Board of Directors. Compensation of time

should also be included in this report and Mr. Richter suggested that the HOA either pay for mileage or give the extra increase in salary. This will be tabled for June's Board meeting.

- d. Mr. Trudeau asked that the Board review the letter of termination, from The Goldschmidt Law Firm, and table it for June's Board meeting in order to make any decisions. Discussion ensued.
- e. The Board directed Stratford to send a letter, for the correction of drainage, asking the owner to prevent future flooding for the parcel at the corner of Headley and Midvale Park Road. Discussion ensued.
- f. The correspondence from Mr. Estes concerning the amount owed on his vacant lots will be tabled for June's Board meeting.
- g. Stratford received a letter of resignation from a Board Director, so therefore Ms. Caldwell moved to nominate Wendy Lotito. Mr. Dominguez seconded the motion and unanimously passed.

VIII. Correspondence

The Board of Directors reviewed all correspondence.

IX. Open Floor "Call to Audience"

A homeowner spoke about garage sales taking place every weekend on his street and parking issues are becoming a huge problem.

Another homeowner expressed concern of the wall that is falling that is adjacent to the park. He also asked about the piece of land adjacent to the wash on the north side of Drexel.

The Board directed Stratford Management to resolve the issue with the City about the walls adjacent to the park and to get clarification on who is responsible for the land adjacent to the wash on the north side of Drexel.

X. Adjournment

With no further business to come before the Board, the meeting was adjourned at 9:15 P.M..

Respectfully submitted,

Teresa Rascon
Stratford Management
For the Midvale Park Master Review Board