

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, November 9, 2006

Time: 7:00 P.M.

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

Roll Call:

Directors Present

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

Stratford Management

Cherie Hewitson

Homeowners

Bill Hathaway-ARC
Christina Cruz
Cecelia Vindiola
Joseph Miller
Lucia Vindiola

I. Call to Order

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

II. Election of Officers

Due to the lack of quorum at the October Annual Meeting of the Membership, a second absentee ballot was sent to the homeowners. The ballots were mailed to and tallied by the Brown Law Firm. 58 ballots were received and three additional ballots were presented at the meeting. Bill Hathaway and Joseph Miller tallied the votes and presented them to the Board. Due to lack of a quorum of the ballots the incumbent Board members will remain in office. It is noted that the incumbent Board Member's received the majority of votes of the ballots returned.

Mr. Trudeau presented a chart of staggered terms for positions on the Board, which provides for continuity. Mr. Richter moved to approve the prepared staggered terms. Mary Hathaway seconded the motion, and it passed unanimously.

The Board then conducted a "straw vote" for staggered terms and the terms are as follows:

Javier Dominguez – 2 years
Robert Richter – 1 year
Wendy Lotito – 3 years
Robert Chambers 3 years
Mary Hathaway – 1 year
Janie Caldwell – 2 years
Doug Trudeau – 3 years

Two directors will be up for election at the Annual Meeting in 2007, and four at the 2008 Annual Meeting.

III. Approval of the Minutes of September 14, 2006

The Board reviewed the Minutes of the September 14, 2006 Meeting.

Ms. Caldwell moved to approve the minutes as written. The motion was seconded by Mr. Chambers and passed.

IV. Financial Report for January 2006 thru October 2006

Ms. Hathaway reviewed the Financial Statements with the Board of Directors. The amount spent on water usage was discussed. After review and discussion, the financial statements were accepted as presented.

V. Committee Reports

ARC Committee

ARC Chair Bill Hathaway reported he had reviewed 11 submittals in the past month.

VI. Management Report

Ms. Hewitson reviewed the management report with the Board.

VII. Old Business

1. Security Patrol for evenings

Captain Guilholley (sp) of the Tucson Police Department contacted Mr. Trudeau to notify him that the Tucson off-duty police officers would no longer be able to patrol Midvale Park as previously stated. Captain G. noted that the streets are public and already have an extra number of officers patrolling them due to the apartment complexes and commercial businesses located within Midvale Park. It would appear that residents are paying twice for the service provided by the Tucson Police Department covered in their taxes. **ACTION ITEM: Stratford Management was directed to contact the Tohono O'odham Police Department, and the Pima County Sheriff's Office to ascertain if they provide security services of off-duty officers. The Board also requested that Stratford Management contact Councilman Jose Ibarra's office to determine if more policemen can be assigned to Midvale Park or if there is some way to have TPD off duty officers hired for a security patrol.**

Central Alarm Security Proposal

The decision of this proposal was tabled until the December meeting.

2. Removal of Eucalyptus trees on Oaktree Drive

The Board reviewed the proposals submitted by Indigenous Solutions for the removal of all the remaining Eucalyptus trees that grow within the alcoves on Oaktree Drive. It was noted that the proposal did not appear to include the cost of grinding the tree stumps. This item was tabled until the December meeting. **ACTION ITEM: Stratford Management was directed to contact Indigenous Solutions and ask them to resubmit this proposal with the cost of stump grinding included. The Board asked Ms. Hewitson to request Indigenous Solutions to provide a proposal for all the dead brush in the Association's rights-of-way with the exception of Midvale Park Road.**

VIII. New Business

1. Ad-Hoc By-Laws Committee

Mr. Trudeau stated that he felt it was necessary to have the by-laws reviewed and updated. He asked for three Board volunteers. Mr. Richter, Ms. Hathaway, and **Mr. Dominguez** volunteered. Mr. Trudeau then appointed homeowner Joseph Miller and Cecelia Vindiola volunteered to serve on this committee. The Committee will review the bylaws and submit their findings to the Board. The Board will then give them to the Association's attorney for review.

2. Christmas Lighting Contest

Ms. Caldwell, Ms. Hathaway, Ms. Lucia Vindiola and Ms. Lotito will judge the Christmas Lighting Contest for 2007. Ms. Hathaway motioned the following monetary prizes: 1st Place - \$300, 2nd Place - \$250, and 3rd Place - \$200. Ms. Lotito seconded the motion and it passed unanimously. The decorations will be judged on character, originality, and theme. All entrants must be current on their assessments and notify Stratford Management of their participation no later than December 8th. The entrants decorations will be judged on December 12th, notified on December 13th and announced at the December 14th Board meeting. **ACTION ITEM: Stratford Management was directed to map the route of addresses to be judged.**

3. Need of Executive Session

Mr. Trudeau reported that legal correspondence was received and that the Board Members will adjourn to Executive Session after adjournment of the meeting concerning this issue.

IX. Correspondence

The Board of Directors reviewed all correspondence.

X. Open Floor "Call to Audience"

Ms. Vindiola inquired if the Board would be interested in sponsoring a Holiday Decorating Gathering of Residents to decorate the intersections of Midvale Park Road and Drexel Road, and Oaktree Drive and Drexel Road. Discussion ensued. Mr. Richter motioned that up to \$300. will be allocated this year for this event. Mr. Chambers seconded the motion and it passed. Residents will be notified of this event with all the necessary information in the upcoming newsletter.

XI. Adjournment

With no further business to come before the Board, the meeting was adjourned at 9:30 P.M. The next meeting of the Board of Directors will be held on Thursday, December 14, 2006.

Respectfully submitted,

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