

Midvale Park

MASTER REVIEW BOARD

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Online at www.stratfordmanagement.org

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, November 13, 2008

Time: 7:00 P.M.

Place: Desert Dove Christian Church, 6163 S Midvale Park Rd., Tucson, AZ. 85746

Roll Call:

Directors Present

Javier Dominguez
Mary Hathaway
Robert Richter
Allen Gainey
Wendy Lotito
Janie Caldwell
Robert Chambers

Stratford Management

Cherie Hewitson

Homeowners Present

Bill Hathaway - ARC
1 homeowner was present

I. Call to Order

Mr. Richter called the meeting to order at 7:02 P.M.

II. Review/Approval of the Minutes of September 11, 2008

The Board of Directors reviewed the Minutes of the September 11, 2008 Meeting.

Ms. Hathaway moved to approve the minutes as presented. Ms. Lotito seconded the motion and it passed.

III. Financial Report for October 2008

Ms. Hathaway reviewed the October financial statement with the Board. Ms. Hathaway reported that a CD will be maturing on December 12, 2008 and the Board needs to determine if this money is needed for upcoming projects. After discussion the Financials were accepted. **ACTION ITEM: The Line items for Printing and Postage are to be put on the next Board meeting's agenda.**

IV. Committee Reports

1. ARC Committee

OV#173 - A submittal for the installation of a front yard fence was reviewed and approved with stipulations

2. Community Center Committee

Mr. Trudeau reported that although over 100 surveys were distributed at the Annual Picnic only two were filled out and returned. Discussion ensued. **ACTION ITEM: Mr. Trudeau will contact local colleges to see if they would be interested in participating in an architectural design contest for the Community Center.**

V. Management Report

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

VI. Old Business

Installation of Medians on Midvale Park Road

Ms. Hewitson reported that Construction Engineer, Tony Tsang, had been hired to design the two medians for Midvale Park Road, north of Drexel Road.

Review of Bids to Correct Erosion in a Common Area

The Board reviewed the proposals submitted for the correction of the erosion and repair of the wall in the Common Area behind Newcastle Court. After discussion Mr. Gainey moved to accept the proposal submitted by Anozira Fence Co.

1. Option B in the amount of \$26,402 with the stipulation that the thickness of the concrete be acceptable to the Board, that this area be reinforced with mesh and the Board be advised of the life expectancy of this project.
2. Option C to clear the weeds between walls and drainage ditches which includes cleaning the slopes with hoes and weed-eaters laving roots but cleaning surface debris and light pruning to existing mesquite trees and removal of debris. This is accepted by the Board with the stipulation that the land be treated with chemical to prevent further growth (the additional cost of this not to exceed an additional \$1,000.

VII. New Business

Change of Meeting Place

Ms. Hathaway stated that she had spoken with her employer concerning the use of the school as a future meeting place for the Board meetings at no cost. Her employer agreed to this request. Discussion ensued. Ms. Hathaway moved to move the meeting place to the Tucson International Academy, 1625 W. Valencia Rd., #109, Tucson, AZ 85746. Ms. Lotito seconded the motion and it passed unanimously. **ACTION ITEM: Ms. Hewitson will have this change of meeting place noted on the Association's website.**

Holiday Lighting Contest

Homeowners will be notified to put up their holiday decorations beginning the weekend of November 28th. Judging will take place on December 10th and announced at the December 11th meeting. Prizes will be distributed in January. **ACTION ITEM: Ms. Caldwell and Mr. Gainey will judge this year's contest.**

Changing Business Name

Ms. Hathaway moved to change the "dba" name of the Association to Midvale Park Homeowners Association. Mr. Gainey seconded the motion and it passed.

VIII. Adjournment

With no further business before the Board, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,

Cherie Hewitson

For the Midvale Park Master Review Board
Board of Directors