

Midvale Park

MASTER REVIEW BOARD

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, September 14, 2006

Time: 7:00 P.M.

Place: Lowe's Training Room

Roll Call:

Directors Present

Doug Trudeau
Robert Chambers
Mary Hathaway
Robert Richter
Wendy Lotito

Stratford Management

Cherie Hewitson

Homeowners

Bill Hathaway-ARC
Alan Gainey- ARC
Dee Singleton
Cecilia Vindiola
Joseph Miller
Lucia Vindiola

I. Call to Order

The meeting was called to order by Mr. Trudeau at 7:04 P.M.

II. Review/Approval of the Minutes of July 13, 2006

The Board of Directors reviewed the Minutes of the July 13, 2006 Meeting. The following corrections were noted:

1. Article IX, second paragraph, the last sentence is corrected to read: "Ms. Caldwell, Mr. Gainey, and Mr. Chambers volunteered to "staff a table" for portion of the day."

Thereafter, a motion was made by Mr. Richter, seconded by Ms. Hathaway, and unanimously carried to approve the minutes, as corrected.

III. Financial Report for August 2006

Ms. Hathaway reviewed the Financial Statements with the Board of Directors. The amount spent on water usage was discussed. It was noted that Ms. Hewitson has contacted The Manor at Midvale concerning the possibility that their irrigation system may be using water, which is being registered on a meter billed to the Association. **ACTION ITEM: Ms. Hewitson will continue to research this issue.** After review and discussion, the financial statement was accepted as presented.

IV. Committee Reports

1. ARC Committee

ARC Chairperson, Mr. Hathaway reported that he although he had been away on vacation for part of the month he had reviewed 8 submittals in the past month. Four submittals submitted were declined and the ARC Committee requested that they were unable to contact the resident owning a house in the Greens that is painted a non-compliant color and requested that Stratford Management follow up on this issue.

ACTION ITEM: Stratford Management was directed to send a certified letter to the owner of this property addressing this non-compliance.

Mr. Gainey noted that there was damage to the common wall behind Wal-Mart. Ms. Caldwell stated that she had observed repair work going on in this area. **ACTION ITEM: Mr. Gainey will go back to the area to see if the wall was repaired.**

2. Landscape Renovation Committee

Ms. Lotito reported that shooting of gravel has started on the rights-of-way. Mr. Trudeau stated that newly planted trees and shrubs had been uprooted and damaged by vandals twice in the past week. Discussion ensued.

V. Management Report

Ms. Hewitson reviewed the written report with the Board of Directors. She also said that the builder's representative for the Casitas del Sol Estate had contacted her office to report the weeds in the common areas had been removed and asked if the Association would accept the turnover of maintenance for the common areas within the subdivision before the other items on the punch list given to them for correction were completed. The Board unanimously agreed without a vote to refuse turnover until all items were corrected.

VI. Old Business

1. Annual Meeting of the Membership

The upcoming Annual Meeting was discussed. **ACTION ITEM: Stratford Management was directed to research the possibility of covering the signs already in place advertising the water conservation project on Midvale Park Road to advertise the upcoming Annual Meeting.**

2. Security Patrol for evenings

Mr. Trudeau presented an overview of the costs to hire off-duty patrol officers for the Association. After discussion Ms. Hathaway moved that the Association hire two off-duty officers with vehicles for 3 days per week with 4hour shifts, and for the evening of Halloween from 6:00 p.m. to 11:00 p.m. with weekly reports to be submitted to the Association. Mr. Chambers seconded the motion and it passed unanimously. It was estimated that the cost for this project will be \$800 for the evening of Halloween and that \$60,000 should be allocated on the proposed budget for 2007. The times for duty other than Halloween will be determined. **ACTION ITEM: Stratford Management will contact the Tucson Police Department, specifically Officer Gomez who expressed interest in this patrol, and make the necessary arrangements.**

3. Removal of Eucalyptus trees on Oaktree Drive

After reviewing the submitted proposal for the removal of the Eucalyptus trees.

Discussion ensued concerning the installation of streetlights in the alcoves where the trees

are now growing. Voting on the proposal was tabled until the November meeting of the Board of Directors.

4. Monument at Tierra Rica

After review of the proposal concerning the signage of the subdivision, Ms. Hathaway moved for approval of the proposal to remove the present lettering and have it replaced with painted letters. Ms. Lotito seconded the motion and it passed.

VII. New Business

1.Review of the proposal from Canoa Homes

The correspondence offering the vacant land, Parcel 137-11-8220, Block A at the Gates in Midvale Park was reviewed and discussed by the Board. Mr. Richter moved to accept this land on behalf of the Association noting that it was not for forgiveness of assessments but as a sale of the land at the price of the delinquent assessments. Ms. Lotito seconded this motion and it passed unanimously. **ACTION ITEM: Ms. Hewitson will contact, Jonathan Olcott, the Association's Attorney regarding the transfer of this land and the procedure to be followed.**

2.Need of Executive Session

Mr. Trudeau reported on unfounded slanderous remarks made by a resident of Midvale Park. He recounted the remarks and stated that the Board needs to seek legal action Board Members were in agreement and will adjourn to an Executive Session after adjournment of the meeting concerning this issue and another matter regarding a delinquent account.

VIII. Correspondence

The Board of Directors reviewed all correspondence.

IX. Open Floor "Call to Audience"

Mr. Miller nominated Christine Cruz as a candidate for the Board of Directors. **ACTION ITEM: Stratford Management will add her name to the list of nominees in the Annual Meeting Notice.**

Mr. Hathaway asked if a dead tree on private property was to fall over and damage a common wall, who would incur the expense of the wall repair. It was answered that the CC&Rs state that the owner of the property would be solely responsible for this repair.

X. Adjournment

With no further business to come before the Board, the meeting was adjourned at 9:30 P.M.

Respectfully submitted,

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

