

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, April 12, 2007

Time: 7:00 P.M.

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

Roll Call:

Directors Present

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

Stratford Management

Cherie Hewitson

Director Absent

Robert Chambers

Homeowners

Joseph Miller
Bill Hathaway-ARC

I. Call to Order

Mr. Trudeau called the meeting to order at 7:06 P.M.

II. Approval of the Minutes of March 8, 2007 Board of Directors Meeting

The Board of Directors reviewed the Minutes of the March 8, 2007 Meeting.

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

III. Financial Report for February 2007

Ms. Hathaway reviewed the Financial Statements with the Board of Directors. **ACTION ITEM:** Ms. Hathaway directed Stratford Management to list the water meters in numerical order so that she can compare the water usage monthly. Regarding the aging accounts in the Delinquency Report, the Board requested a notation of the amount of loss of the uncollectible Commercial accounts before January 2006 and the amount of Commercial accounts that are collectible. Both items are to appear in the monthly financials.

IV. Committee Reports

1. ARC Committee

ARC Chair, Mr. Hathaway stated that seven submittals were reviewed.

2. By-Laws Committee

No Report was given

V. Management Report

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

VI. Old Business

1. Renovation of Xerandscape Signs on Midvale Park Road.

Ms. Hewitson reported that she called the City of Tucson concerning the signs and was told these signs are not allowed on the City of Tucson's rights of way. **ACTION ITEM: Mr. Richter asked Stratford Management to research the dimensions of the rights-of way along Midvale Park Road.**

2. Painting of the Common Walls

The two contractors that submitted proposals for the painting of the common walls would like a walk-through of the areas to be painted. **ACTION ITEM: Ms Hewitson will arrange meetings between the contractors and the Board President.**

3. Association Website

Ms. Hewitson contacted the webmaster for an update on the new website. Mr. Purnell stated that the new website will be operational by May 15th.

4. Storage Pod on Vacant Property at Irvington and Midvale Park Road

Ms. Hewitson reported that she contacted the Pod company and was directed to note the number on the side of the pod so that the company can determine the owner. **ACTION ITEM: A letter is to be sent by the management company to the owner of the storage pod directing them to remove the unit immediately.**

VII. New Business

1. Review of Approved Plans for the Sunset Pointe subdivision

The Board reviewed the previously approved plans of the Sunset Pointe subdivision.

2. Review of Remodeling Submittal of Taco Bell

The Board reviewed and approved the submittal for an exterior renovation of the Taco Bell building, as submitted.

VIII. Call to Audience

Mr. Miller reported that the wall behind Wal-Mart does not extend high enough, allowing easy access to and from the wash. **ACTION ITEM: Ms. Hewitson was asked to research this issue.**

IX. Adjournment

Midvale Park Master Review Board
Board Meeting of April 12, 2007

With no further business to come before the Board, the meeting was adjourned at 8:02 P.M.

Respectfully submitted,

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