

Midvale Park

MASTER REVIEW BOARD

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, August 10, 2006

Time: 7:00 P.M.

Place: Lowe's Training Room

Roll Call:

Directors Present

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

Stratford Management

Cherie Hewitson

Homeowners

Bill Hathaway-ARC
Alan Gainey- ARC
James Markham
Tina Markham
Christina Cruz
Joseph Miller
Lucia Vindiola

I. Call to Order

The meeting was called to order by Mr. Trudeau at 7:06 P.M.

Guest Speaker – Kenny Mongeon of the Indigenous Landscape

Kenny Mongeon, owner of Indigenous Landscape Company discussed the landscape maintenance duties of his company within Midvale Park. Discussion ensued.

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 VII, Item "a", Line 2 the sentence is corrected to read "...Some members of the Board feel that this type of service may provide a false sense of security to the homeowners, who may become too dependent on this type of service to protect their homes."
2. Article VII, Item "b", Line 2 the sentence is corrected to read "Mr. Trudeau stated that the foundation should be able to support one or more courses of cement blocks that would increase the height of the wall to six feet."

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 July 2006

Ms. Hathaway reviewed the Financial Statements with the Board of Directors. The amount spent on water usage was discussed. Mr. Gainey noted that a private trucking company contracted by KB Home was using fire hydrants for soil injection, and that each tank filled used 2,000 gallons of water. **ACTION ITEM: Ms. Hewitson will contact Tucson Water Department to see if the use of fire hydrants within the community is charged to the Association.**

After review and discussion, the financial statement were 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 17 submittals in the past month. Mr. Trudeau noted that to alleviate the workload for Mr. Hathaway, Stratford Management would review the routine submittals presented and forward the more time-consuming and detailed submittals to the ARC for review. **ACTION ITEM: Stratford Management was directed to time-stamp the submittals when received.**

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 trenching for the new irrigation pipes has started on the rights-of-way. Mr. Trudeau stated that he spoke with Vince Braun, the owner of Palo Verde Landscape and Maintenance, and expressed the Board's concern about the amount of time that has passed without seeing progress on this project. Mr. Braun said that due to the recent rainstorms the "blue-staking" portion of the project for the utility companies was delayed. He anticipated this work to be completed this week. Ms. Lotito discussed the copious amount of weeds in the project area with Mark Sands, a field supervisor for Palo Verde. He assured Ms. Lotito that his crews were working on the removal of the weeds.

V. Management Report

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

VI. Old Business

a. Fine policy for non-compliance

Before voting on the fine policy presented at last month's meeting Ms. Lotito stated that she felt the fining of residents who park their vehicles in the yards should be expedited. Discussion ensued. This issue will be discussed at a future meeting if the proposed Fine Policy for this noncompliance does not seem to resolve the problem. Mr. Richter moved to approve the proposed fine policy

previously discussed at the July meeting. Mr. Chambers seconded the motion and it passed.

b. Security Patrol for evenings

Discussion ensued concerning this issue. **ACTION ITEM: Stratford Management will solicit and present findings of bids sought during the month for security patrols within Midvale Park at the September meeting of the Board.**

c. Removal of Eucalyptus trees on Oaktree Drive

Ms. Hewitson reported that R&O Tree Service would remove the two trees that were approved for removal at July's meeting the beginning of September. Discussion ensued. **ACTION ITEM: Stratford Management was directed to solicit bids for the removal of all the remaining Eucalyptus trees that grow within the alcoves on Oaktree Drive.**

VII. New Business

1. Annual Meeting of the Membership

The upcoming Annual Meeting was discussed. **ACTION ITEM: Stratford Management was directed to research the cost of and A Frame sign that would notify the residents of the Annual Meeting. This sign should allow the changing of dates etc. for future use.**

2. September Newsletter

The following articles will be included in the newsletter:

- Security within the Community – “Security Begins at Home” noting the use of exterior lighting
- Rule regarding the placement of signs within the community
- Upcoming Annual Meeting

VIII. Correspondence

The Board of Directors reviewed all correspondence.

IX. Open Floor “Call to Audience”

Mr. Miller asked the Board of Directors if it would be possible for the Vineyards to hire their own security patrol. Residents of that subdivision would pay the cost of this service. Discussion ensued.

Ms. Vindiola inquired if the Board would be interested in hosting a table at the Midvale Park Picnic in October. **ACTION ITEM: Ms. Caldwell, Mr. Gainey, Mr. Trudeau and Mr. Chambers volunteered to “staff a table” for portion of the day.**

Ms. Vindiola asked if the Board would provide ballots for the upcoming election at the picnic. The Annual Meeting takes place before the picnic so this is not possible. It was noted that there is a formal process in place for notification of residents regarding the Annual meeting and that only residents who are current on their assessments are able to vote in the election of board members.

Ms. Vindiola asked if violation letters were sent to the residents in both English and Spanish. The Board reported that on the letters sent to residents it is noted that bi-lingual assistance is available from Stratford Management.

Mr. Markham discussed the issue of people who appear to be coming from the neighboring apartments climb over the common wall at Oakview as a shortcut to other areas in the community. He had discussed this problem with a police officer and the officer recommended that he notify these individuals that they are trespassing on his property. Discussion ensued. **ACTION ITEM: Ms. Hewitson was directed to send a letter to the La Posada Apartments and The Woods advising the managers of this issue and asking them to notify the residents that using the common walls as short cuts is trespassing and to refrain from doing so.**
ACTION ITEM: Mr. Trudeau and Mr. Chambers will schedule a meeting with the managers of the apartment complexes concerning this issue.

Mr. Markham?? noted that during Halloween people are coming to his subdivision and parking their vehicles on both sides of the street while taking their children trick or treating. This is a safety hazard because there is no room for moving traffic and children are darting in and out between the parked vehicles. He asked if there was some way of barricading the subdivision from motor vehicles and only allowing foot traffic only that evening. **ACTION ITEM: Mr. Dominguez will look into this issue of barricading this subdivision on Halloween and report his findings to the Board.**

X. Adjournment

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

Respectfully submitted,

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