

Midvale Park

HOMEOWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS August 13, 2009

Date: Thursday, August 13, 2009

Time: 7:00 P.M.

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

Roll Call:

Directors Present

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

Director Absent

Javier Dominguez

Stratford Management

Robin Fearneyhough

Homeowners Present

One homeowner was present

ARC Committee

Bill Hathaway

Appeals Hearing - 6:30 P.M.

Lot # OM304- Vehicle(s) parked in side yard

The homeowner attended the hearing and explained there are up to five cars parked at his residence and not enough parking spaces. There is a No Parking sign in front of his residence, which would not allow for parking on the street in front of his home. There is a TEP transformer box on the property, which will not allow for expansion of the existing driveway. After explanation of the violation, the Board suggested installing pavers. Discussion ensued as to the type of pavers and the submittal process. The homeowner agreed to submit for pavers and the Board granted thirty days for completion of the project after approval.

I. Call to Order

Mr. Richter called the meeting to order at 7:00 P.M.

II. Review/Approval of the Minutes of July 9, 2009

Ms. Caldwell made a motion to approve the Minutes of the July 9, 2009 Board Meeting. The motion was seconded and passed unanimously.

III. Financial Report for July 2009

Ms. Hathaway reported that a CD will mature August 27th. Discussion ensued regarding the options to roll over the full amount or to place some funds in reserves. The Board noted that the CD, which was purchased in June, was not reflected on the balance sheet. It was also reported there was an increase in the amount of delinquencies for the month of July. Ms. Lotito asked if we could find out the rate of foreclosures in Midvale Park. **ACTION ITEM: Ms. Fearneyhough will ask the accountant where the CD funds are located and will contact MLS regarding the foreclosure rate within Midvale Park.**

IV. Committee Reports

1. Landscape Committee

Ms. Lotito reviewed the four proposals from Indigenous for landscaping the area owned by the city along Mission Rd. Discussion ensued and a motion was made by Ms. Lotito to accept proposal #524 in the amount of \$3,691.21. Ms. Hathaway seconded the motion and it passed.

ACTION ITEM: Ms. Fearneyhough was asked to send letters to the City and County regarding their obligations to maintain the area.

2. Community Center Committee

No report was given. Mr. Richter asked the Board to consider including the parcel in next year's budget.

V. Management Report

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

VI. Old Business

1. Construction of Medians on Midvale Park Road

Mr. Richter asked about the proposed irrigation system for the median vegetation. Ms. Lotito stated she did not hear from Desert Earth Contracting regarding the vegetation choices for the medians. **ACTION ITEM: Ms. Fearneyhough will email Steve Vorholzer to inquire about the irrigation system and to ask him to contact Ms. Lotito regarding the median vegetation.**

VII. New Business

1. Indigenous Proposals for Repair of Irrigation Lines

Ms. Lotito stated the irrigation lines from the New Castle project are in need of repair. Discussion ensued regarding the original scope of work proposed by Anozira. Mr. Richter stated that Anozira's original proposal would need to be re-reviewed to see if there is any liability on their part for the damage to the irrigation lines before deciding on any of the proposals from Indigenous.

2. Future Meeting Place

Mr. Richter signed the agreement for facility use between Desert Dove Christian Church and Midvale Park Homeowner's Association. Discussion ensued regarding the use of Pima Community College for future meetings. **ACTION ITEM: Ms. Fearneyhough was asked to contact the college to inquire about the use of a room.**

VIII. Adjournment

With no further business before the Board, the meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Robin Fearneyhough

For the Midvale Park Homeowners Association Board of Directors