

# 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, February 9, 2006

**Time:** 7:00 PM

**Place:** Lowe's training room

**Roll Call:**

**Directors Present**

Doug Trudeau  
Janie Caldwell  
Robert Richter  
Javier Dominguez  
Mary Hathaway

**Stratford Management**

Cherie Hewitson  
Teresa Rascon

**Homeowners**

Dave Danks  
Wendy Lotito  
Bill Hathaway -ARC Chairperson

**I. Call to Order**

The meeting was called to order at 6:59 P.M.

**II. Approval of November 2005 Minutes**

Mr. Trudeau moved to amend item VI, last sentence to read that "Mr. Trudeau needs to know the exact location and depth of the plumbing in order to determine the proper location and installation of the lights along Midvale Park Road." Mrs. Hathaway seconded the motion and passed unanimously.

**III. Financial Report**

Ms. Hathaway reviewed the Financials with the Board. Line items #6010, Maintenance Contract and Line Item #6420, Water and Sewer were discussed. The Board requested the presence of Steve Coombs at the next four meetings to answer any questions they may have concerning the Financials. With no further discussion Mr. Richter moved to approve the financials and Mrs. Hathaway seconded the motion, and passed.

#### **IV. Management Report**

Ms. Hewitson reviewed the written report.

#### **V. Old Business**

##### **a. Grass Removal and Lighting Along Midvale Park**

Ms Hewitson reported that the City of Tuson, is no longer taking over maintenance of right of ways within homeowner associations due to budget constraints.

##### **ARC Fee**

##### **Lighting at the Drexel Road Monument Area**

#### **VI. New Business**

In response to a homeowner request at a previous meeting, Mr. Trudeau stated that each mailing costs the Association at least \$1600, therefore monthly meeting notifications are not cost effective. However, every newsletter announces the time and place of Board meetings

##### **b. Purchasing the Proper Equipment for Covering Graffiti**

The Board discussed purchasing the proper equipment for painting over the graffiti in the community. Mrs. Caldwell asked for a 30-gallon gas powered sprayer. Mr. Richter moved to give Mrs. Caldwell \$1500 to purchase paint equipment and Mrs. Hathaway seconded the motion, and passed.

##### **c. Clarity Between Board and Neighborhood Association**

The Board suggested that a newsletter clarify and explain the difference between the two in a respectful way.

##### **d. Commercial Projects by Architect**

Reviews by an architect will only be needed when there is a “major” commercial retail development in Midvale Park.

##### **e. Fine Policy**

| After discussion the Board deferred this issue for the February meeting.

#### **VII. Adjournment**

With no further business to come before the Association, the meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Teresa Rascon  
Stratford Management  
For the Midvale Park Master Review Board