

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 8, 2007

Time: 7:00 P.M.

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

Roll Call:

Directors Present

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

Stratford Management

Cherie Hewitson

Director Absent

Janie Caldwell

Homeowners

Joseph Miller
Alan Gainey-ARC

I. Call to Order

Mr. Trudeau called the meeting to order at 7:02 P.M.

II. Review/Approval of the Minutes of January 11, 2007

The Board of Directors reviewed the Minutes of the January 11, 2007 Meeting. Mr. Hathaway moved to approve the minutes as written. It was seconded by Mr. Chambers and passed.

IV. Financial Report for December 2006

Ms. Hathaway reviewed the Financial Statements with the Board of Directors. She had questions concerning two of the water bills. Discussion ensued. After review and discussion, the financial statements were accepted as presented.

It was noted that there were several irrigation leaks following the freezing temperatures last month. **ACTION ITEM: Ms. Lotito stated that the landscape maintenance company should perform quarterly maintenance checks of the irrigation lines especially during cold weather and take necessary action to prevent freezing of these lines. The Board members agreed. Ms. Hewitson will contact Indigenous Solutions about this concern.**

ACTION ITEM: Ms. Hewitson is to research a few of the water bills that seem to be higher than the average monthly cost.

V. Committee Reports

1. ARC Committee

ARC Chair, Mr. Hathaway was not present, therefore, no report was given.

2. By-Laws Committee

No Report was given

VI. Management Report

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

VII. Old Business

1. Review of Proposal for Web Site

The Board reviewed the proposal submitted by Rat Dog Web Design for the creation and maintenance of a Midvale Park web site. Discussion ensued. Mr. Richter moved to accept the proposal for the creation of the web site that would include separate pages for each sub-association and the Neighborhood Association. The Association would guarantee the web master two hours of maintenance a month at \$10 hourly. Ms. Hathaway seconded the motion and it passed. **ACTION ITEM: Stratford Management was directed to monitor the site daily and submit updates on a “batch basis”. The management company will also monitor the use of the web site by each sub-division. If the maintenance of a sub-division page exceeds the expected time for maintenance the Board will then revisit this issue and consider billing the subdivision for this service.**

2. Review of the Proposal for Renovation of Xerescape Signs on Midvale Park Road.

The Board again reviewed the proposal with the graphic depiction submitted. Mr. Chambers moved to accept the proposal with the stipulations:

- The two signs should be only one-sided, each sign facing the oncoming traffic.
- The signs should be cemented at the base to ensure stability and permanence.
- The signs should have three slots that provide easy access for changing of information and a locking device to prevent removal of information.
- The inserts will be for meetings of the Board of Directors, the Neighborhood Association, and the Annual Meeting of the Membership giving day, time and location.

Mr. Dominguez seconded the motion and it passed.

3. Painting of the Common Walls

The Board reviewed the proposals for the painting and repair of the common walls in separate phases. Mr. Dominguez asked if the phases included the common walls at Mission Road from Irvington to the end of the Tres Rios subdivision. This area is not included in the proposal. **ACTION ITEM: The Board requested that Ms. Hewitson set up a meeting with the representative of Empire Painting and Mr. Trudeau to walk the area of Phase I.**

VIII. New Business

1. Names of Sub-divisions on Common Wall Entrances

After discussion the Board agreed to table this item until the painting of the common walls is completed.

2. Grading of Vacant Lot

Mr. Trudeau reported that grading of the vacant land located at the corner of Valencia Road and Sandpiper Road is taking place. **ACTION ITEM: Ms. Hewitson was directed to contact the developer about this work, remind them of the necessity of submitting for any improvements on the lot, and report the findings to the Board.**

3. Collections of Delinquent Accounts

Ms. Hewitson reported on the discussion with the Association's attorney, Phillip Brown, concerning the decline of collections from his firm. Mr. Brown stated that he would take the necessary action to improve this service.

4. Landscape Maintenance of Vacant Parcels

Ms. Hathaway noted that the vacant parcels within Midvale Park, specifically on the southwest corner of Midvale Park Road and Irvington Road, and Midvale Park Road and Headley Road do not appear to be maintained on a regular basis. **ACTION ITEM: Ms. Hewitson was asked to contact the owners and tell them to clean up these lots, post them with prominent "No Trespassing" signs.**

IX. Call to Audience

Joseph Miller, president of the Neighborhood Association, reported that to date 26 Neighborhood Watches have been established within the community.

He also told the Board that the City's program "Tucson Clean and Beautiful" is offering free trees for the beautification of the city. **ACTION ITEM: This item will be placed on the agenda for the April Board meeting.**

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
Board of Directors