

Midvale Park

HOMEOWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS January 14, 2010

Date: Thursday, January 14, 2010
Time: 7:00 P.M.
Place: The Clubhouse at the Manor at Midvale Park, 6250 S. Commerce Ct.,
Tucson, AZ. 85746

Roll Call:

Directors Present

Wendy Lotito
Allen Gainey
Mary Hathaway
Javier Dominguez
Robert Richter
Janie Caldwell

Directors Absent

Robert Chambers

Stratford Management

Cherie Hewitson

ARC Committee

Bill Hathaway

Homeowners Present

Four homeowners were present

I. Call to Order

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

II. Review/Approval of the Minutes of December 10, 2009

Mr. Gainey made a motion to approve the Minutes of the December 10, 2009 Board Meeting. The motion was seconded by Ms. Caldwell and passed unanimously.

III. Financial Report for November 2009

Ms. Hathaway reviewed the Financial Report with the Board. Discussion ensued. Ms Hathaway reported that a CD will mature on January 15, 2010. After discussion the board decided to rollover the CD with a maximum maturity of 12 months. Thereafter the report was accepted as presented.

IV. Committee Reports

1. Landscape Committee

Ms. Lotito reported that the easements and medians are doing well.

2. Community Center Committee

Mr. Trudeau reported on a meeting he had with Gordon Darby, a Landscape Architect and Howard Dutt, architect for the City of Tucson, concerning development of the empty parcel on Midvale Park Rd and Headley Rd. **ACTION ITEM: Ms. Hewitson was asked to invite Mr. Darby to the February board meeting to give a presentation of his ideas.**

V. Management Report

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

VI. Old Business

1. Annual Holiday Lighting Contest

Ms. Caldwell reported that the judging of the lighting contest went smoothly but unfortunately there were many houses that were decorated beautifully but did not enter the contest. Discussion ensued. **ACTION ITEM: Ms. Hewitson was asked to include an article in the newsletter to be included with July statements encouraging people to participate in this annual event.**

VII. New Business

1. Request from a homeowner to sell oranges

A resident of Midvale Park had submitted a request to sell oranges on a parcel within Midvale Park boundaries. Discussion ensued. The Board was in agreement that although this request was commendable, their duties as Board members are to uphold and enforce the CCRs for the association. The CCRs state that (Article IV Section O) "Property within Midvale Park upon which dwelling units are located shall be used for residential purposes only and no business or commercial activity shall be conducted thereon." *A motion was made to deny this request; it was seconded and unanimously approved.* **ACTION ITEM: Ms. Hewitson will contact the homeowner to convey the decision of the Board.**

VIII. Call to Audience

The following topics were discussed:

A homeowner reported increased vandalism and criminal activity on the wash behind Wal-Mart.

ACTION ITEM: Ms. Hewitson was asked to write Wal-Mart to notify them of this problem and of the possible liability issues that the company could face if the storage area behind the store is not more secure. The letter is to request that Wal-Mart send a copy of their security tapes to the Tucson Police Department for review.

IX. Adjournment

With no further business before the Board, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Cherie Hewitson

For the Midvale Park Homeowners Association Board of Directors