

Midvale Park

MASTER REVIEW BOARD

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, July 10, 2008
Time: 7:00 P.M.
Place: Desert Dove Christian Church, 6163 S Midvale Park Rd., Tucson, AZ. 85746

Roll Call:

Directors Present

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

Directors Absent

None

Homeowners Present

Bill Hathaway - ARC
Six homeowners were present

Stratford Management

Cherie Hewitson

I. Call to Order

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

II. Review/Approval of the Minutes of June 12, 2008 Board of Directors Meeting

Ms. Caldwell moved to approve the minutes as presented. Ms. Stein seconded the motion and it passed.

III. Financial Report for June 2008

Ms. Hathaway reviewed the financials and noted that the June Financials contained errors. However, Ms. Hathaway stated that she met with the Accountant at Stratford and addressed the errors. After further review and discussion, the financial statements were accepted as presented.

IV. Committee Reports

A. ARC Committee

ARC Chair Bill Hathaway stated that the Committee received four submittals (Lots GR227, WD185, GR125 and GR215) this past month for review and approval.

B. Community Center Committee (Ad Hoc)

Mr. Trudeau announced that Christina Cruz and Suzanne La Mar have joined the Committee and reviewed the attached report with the Board. **ACTION ITEM: A survey asking the residents their preference on the use of the vacant land recently acquired by the Association at the corner of Headley Road and Midvale Park Road will be issued.**

C. Landscape Committee

1. Thinning of the Eucalyptus Trees along Oaktree Dr.

Ms. Lotito stated that she is concerned with the over-head lighting to be installed on Oaktree Drive.

ACTION ITEM: Mr. Richter asked Ms. Hewitson to investigate the authority of the Association regarding placement of these lights.

2. Landscape Maintenance Contract

Ms. Lotito reported that progress had been made on the repair of irrigation leaks on Midvale Park Road.

3. Maintenance of the Major Washes within Midvale Park

Ms. Hewitson was unable to solicit bids for the cleaning of these washes on an “as needed” basis as the contractors need more information regarding each area to be cleaned (e.g. the amount of debris to be removed and the area of work involved). **ACTION ITEM: Ms. Hewitson was asked to contact the City of Tucson to determine if there is a schedule of wash clean-ups.**

4. Review of Proposals Submitted for Fortification of the Common Area behind Woodbridge III.

The Board reviewed the two proposals submitted by Indigenous Solutions and Palo Verde Landscape to fortify the eroded area behind Woodbridge III. Discussion ensued. The Board was in agreement that both proposals were too expensive. **ACTION ITEM: Ms. Hewitson was asked to solicit bids for ripping the area.**

V. Management Report

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

VI. Old Business

A. Installation of Median at Oaktree and Midvale Park Road

The management company has contacted several companies for bids regarding this project and is awaiting responses.

B. Off- Duty Police Patrol

Ms. Hewitson contacted the Tucson Police Department (TPD) requesting a report of actions that may be taken by the officers while patrolling the community. This was not specified in the reports received. Ms. Hewitson was informed that the officers do not turn in that type of report but they will provide any notes taken during their patrol. **Action Item: Ms Caldwell will speak with the representative of TPD and request a more detailed report.**

VII. New Business

Midvale Park Annual Picnic

Representatives of the Midvale Park Neighborhood Association provided a breakdown of costs for services and supplies for the 2007 Annual Picnic. Neighborhood Association representative Ms. La Mar requested a donation from the Midvale Park Master Review Board in the amount of \$1,500 to cover the expenses of this year’s picnic. Discussion ensued. Ms. Hathaway moved to approve the donation of \$1,500. Mr. Chambers seconded the motion. Mr. Gainey moved to amend the motion to give \$750 in cash and a charge card for \$750 to cover expenses. It was stated that although receipts were requested to cover last year’s donation, none were received. Discussion continued. Mr. Gainey moved to amend the motion to state that the Association would pay for expenses up to \$1,500 from invoices received for this event. Ms. Caldwell seconded the motion and it passed unanimously. **ACTION ITEM: Ms. Hewitson was directed to pay up to \$1,500 of invoices received from the Neighborhood Association for the 2008 Annual Picnic.**

VIII. Call to Audience

A representative of the Neighborhood Association reported that a hot dog vendor is conducting business on the Northeast corner of Midvale Park Road and Irvington Road. **ACTION ITEM: Ms. Hewitson will contact the owner of this property regarding this issue.**

IX. Adjournment

With no further business before the Board, the meeting was adjourned at 8:09 P.M.

Respectfully submitted,

Cherie Hewitson

For the Midvale Park Master Review Board
Board of Directors