

Midvale Park

MASTER REVIEW BOARD

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, March 9, 2006

Time: 7:00 P.M.

Place: Lowe's Training Room

Roll Call:

Directors Present

Doug Trudeau
Janie Caldwell
Robert Richter
Mary Hathaway
Leonel Romero

Stratford Management

Cherie Hewitson
Teresa Rascon
Steven Coombs
Rodrigo Soto

Homeowners

Dave Danks - ARC
Wendy Lotito
Bill Hathaway -ARC
Bill Adair
Joseph Miller

I. Call to Order

The meeting was called to order at 7:18 P.M.

II. Approval of February 2006 Minutes

Ms. Hathaway motioned to approve the minutes of the February Board Meeting as written. Ms. Caldwell seconded the motion and passed unanimously.

III. Financial Report

Ms. Hathaway reviewed the Financials with the Board. Line Item 6420, Water and Sewer was discussed. Ms. Hathaway requested an explanation of Suspense Funds. Mr. Coombs and Ms. Hewitson explained this item. With no further discussion Mr. Richter moved to approve the financials. Ms. Caldwell 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

The Board received two proposals from landscape companies for the replacement of the grass with gravel along Midvale Park Road. Since the bids were not received until that day the Board did not have time to review them. A decision will be made at the April Board meeting.

B. ARC Fee

The Board was presented with a letter from Stratford Management that agreed to removing the ARC Fee from the budget, and incorporating those charges into the management fee with a 20% reduction because the ARC Committee is now reviewing ARC submittals. Ms. Hathaway moved that the ARC Fee be incorporated into the Management Fee with a 20% reduction. Mr. Richter seconded the motion and it passed.

C. Lighting at the Drexel Road Monument Area

Mr. Trudeau is now in the process of filling out the application for placement of this streetlight.

D. Clemency for Delinquent Homeowners

Mr. Trudeau reported on his discussion with the Association's Attorney, Ms. Carolyn Goldschmidt concerning a clemency period for delinquent homeowners to bring their accounts current. Discussion ensued. The Management Company was directed to send out letters to all delinquent homeowners offering to remove late fees and interest from the balance of their past due accounts if their accounts are brought current within 90 days. For those delinquent homeowners who do not avail themselves of this opportunity, accounts one year delinquent will be leined and sent to the Attorney.

VI. New Business

A. Delinquent Commercial Parcels

As directed by the Board, Mr. Coombs provided the list of delinquent commercial accounts. Stratford Management was directed to identify the location of all these parcels. Mr. Trudeau and Ms. Hewitson will then draft correspondence to these commercial members.

B. Purchasing Recurring Supplies for Restorative Justice

Due to the necessity of restocking paint and painting supplies for the Restorative Justice Program, Mr. Richter moved that the Board open a charge account at Lowes' Home Improvement with a \$1000 credit limit. Ms. Hathaway seconded the motion and it passed.

C. Changing the Date of the Annual Meeting

The Board discussed the necessity of changing the date of the Annual Meeting so that the current Board will be able to serve a full one-year term. Ms. Caldwell motioned that the date of the Annual Meeting be changed from the second Wednesday in May to the second Wednesday in October with the newly elected Board assuming their positions with staggered terms of 3, 2, and 1 year terms in January of the following year. Ms. Hathaway seconded the motion and it passed.

D. Midvale Park Picnic

Ms. Hathaway moved that the Midvale Park Master Review Board contribute \$500 to the Annual picnic. There was no second. Ms. Caldwell moved that a donation of \$750 be made toward the picnic. Ms. Hathaway seconded the motion and it passed.

E. Lowering of Speed Limit in the Community

The issue of the 25mph Speed limit signs posted in the community was discussed. Stratford Management was directed to contact the City of Tucson to determine if the speed limit could be lowered.

F. Annual Meeting Quorum

Mr. Miller asked if the quorum could be changed for the Annual Meeting so that the homeowners that do attend will be able to vote for upcoming Board positions. The Board explained that it is required by the Governing Documents that a quorum of the entire membership be present in person or by proxy to conduct business. If there is not a quorum the Board has the power to appoint Board Members.

VII. Appeals

The resident of (VN792) attended the meeting to discuss the noncompliance of an architectural change that was made to his home without approval. At the time of construction the resident was not aware that he was required to submit his plans for review and approval by the ARC. Discussion ensued. The resident agreed to submit his plans to the ARC.

The homeowner at (OM085) attended the meeting to discuss the noncompliance of an architectural change that was completed before he purchased the home. Discussion ensued. The homeowner was instructed by the ARC to contact the Building and Permits Division of the City of Tucson. He agreed to submit copies of the permits he receives from the City.

VIII. Adjournment

With no further business to come before the Association, the meeting was adjourned at 9:15 P.M.

Respectfully submitted,

Cherie Hewitson
Stratford Management
For the Midvale Park Master Review Board