

# 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, March 8, 2007

**Time:** 7:00 P.M.

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

**Roll Call:**

**Directors Present**

Janie Caldwell  
Mary Hathaway  
Robert Richter  
Robert Chambers

**Stratford Management**

Cherie Hewitson

**Director Absent**

Doug Trudeau  
Javier Dominguez  
Wendy Lotito

**Homeowners**

Cecilia VIndiola  
Bill Hathaway-ARC

**I. Call to Order**

Ms. Hathaway called the meeting to order at 7:23 P.M.

**II. Review/Approval of the Minutes of February 8, 2007**

The Board of Directors reviewed the Minutes of the February 8, 2007 Meeting.

Item II, first sentence was corrected to read "*Ms. Hathaway moved to approve the minutes as written. It was seconded by Mr. Chambers and passed.*"

Mr. Chambers moved to approve the minutes as corrected. Ms. Caldwell seconded the motion and it passed.

**IV. Financial Report for February 2007**

Ms. Hathaway reviewed the Financial Statements with the Board of Directors. She reported that one CD had matured and the interest earned was deposited into the Operating Account. Mr. Richter recommended to rollover the interest earned with the next maturing CD. There are two of the water bills this past month with high invoiced amounts. Ms. Hewitson stated that one amount was due to a water leak at Woodbridge III. Contractor, Jack Rumler is now testing all the backflow devices with Midvale Park. Ms. Hewitson will report on his findings at the next meeting. Discussion ensued. After review and

discussion, the financial statements were accepted as presented.

**V. Committee Reports**

**1. ARC Committee**

ARC Chair, Mr. Hathaway stated that five submittals were reviewed.

**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 Revised Proposal for Web Site**

The Board reviewed the revised proposal submitted by Rat Dog for the creation and maintenance of a Midvale Park web site. Discussion ensued. Mr. Richter moved to accept this revised proposal for the creation of the web site that would include separate pages for each of the four sub-associations and the Neighborhood Association. Mr. Chambers seconded the motion and it passed.

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

Ms. Hewitson reported that Fast Signs is researching a locking device for these signs.

**3. Painting of the Common Walls**

The two contractors that submitted proposals for the painting of the common walls would like a walk-through of the areas to be painted. **ACTION ITEM: Ms Hewitson will arrange meetings between the contractors and the Board President.**

**4. Repair of Electrical Box on Midvale Park Road**

It has been determined that this repair is the responsibility of the Hidden Oaks sub-association and has been addressed.

**5. Removal of Eucalyptus Trees on Oaktree Drive**

The Board discussed the removal of a Eucalyptus tree that is cracking the perimeter wall and buckling the sidewalk. Homeowner, Ms. Vindiola recommended that a request be sent to the City of Tucson to remove the trees on Oaktree Drive. This request should be sent through Councilman Jose Ibarra, stating that they are a safety hazard to pedestrians who may fall due to the root systems that are buckling the sidewalks. The roots have cracked the walls and there is a possible danger of them falling.

If the City of Tucson agreed to do this it would free up funds to grind the remaining stumps and possibly install plants or lighting. **ACTION ITEM: Ms. Hewitson will contact Mr. Ibarra's office with this request.**

**VIII. New Business**

**IX. Call to Audience**

Ms. Vindiola asked if the Board had information on what stores will be coming in near Home Deport. It was noted that this area is not part of Midvale Park and the Board has not received any information on this development on the east bank of the Santa Cruz River.

**X. Adjournment**

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

Respectfully submitted,

Cherie Hewitson  
Stratford Management  
For the Midvale Park Master Review Board  
Board of Directors