

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, May 10, 2007

Time: 7:00 P.M.

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

Roll Call:

Directors Present

Janie Caldwell
Robert Richter
Robert Chambers
Doug Trudeau
Wendy Lotito

Stratford Management

Cherie Hewitson
Director Absent
Mary Hathaway

I. Call to Order

Mr. Hathaway called the meeting to order at 7:18 P.M.

II. Review/Approval of the Minutes of April 12, 2007

The Board of Directors reviewed the Minutes of the April 12, 2007 Meeting.

Mr. Richter moved to approve the minutes as written. Ms. Caldwell seconded the motion and it passed.

IV. Financial Report for April 2007

Mr. Trudeau reviewed the Financial Statements with the Board of Directors. He reported that there is enough money in the Reserve Account to consider investing into CDs. This will be tabled until the June Meeting when the treasurer, Ms. Hathaway will be present. After review and discussion, the financial statements were accepted as presented.

V. Committee Reports

1. ARC Committee

No report was given.

2. By-Laws Committee

Ms. Caldwell reported on behalf of Ms. Hathaway and noted there were just a few deletions referring to the former declarant, and one addition on the last page of the Bylaws. This issue will be tabled for discussion at the June Meeting.

VI. Management Report

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

VII. Old Business

1. Tres Rios

Mr. Dominguez that although some work is being done, the common area on the north side of Calle Al Lado has not been finished. Mr. Dominguez noted that the landscaper had installed three different colored rocks in the common area.

2. Review of the Proposal for Removal of Xerandscape Signs on Midvale Park Road.

The Board reviewed the bid presented by Tolano the Handyman. **ACTION ITEM: The Board asked Ms. Hewitson to solicit bids from Indigenous Solutions and Fast Signs for this project.**

3. Painting of the Common Walls

Action Item: Mr. Dominguez, Mr. Trudeau, and Ms. Hewitson will meet with the painting contractor on Wednesday, May 9th at 6:00 A. M. for a walk through of Phase I.

4. Apostolic Assemby Church Construction

Mr. Trudeau stated that construction has appeared to stop and the lot is being used as a storage area for the building materials. **ACTION ITEM: Ms. Hewitson will call the owner to see when the construction will continue?**

VIII. New Business

Review of Proposal for Correcting Drainage of Washes in Woodbridge III

After review and discussion the Mr. Dominguez and Mr. Trudeau will meet with the contractor to discuss what is needed to ensure proper drainage in these washes.

ACTION ITEM: Ms. Hewitson will arrange for a meeting with the contractor and the two directors.

IX. Review of an ARC Submittal for Commercial Development on Valencia Road

The Board reviewed the submittal for development of commercial pads on a portion of the parcel occupied by Wal-Mart. After review Mr. Dominguez moved to approve the submittal. Mr. Richter seconded the motion and it passed. **ACTION ITEM: Ms. Hewitson will request that the Midvale Park Logo be used in the signage of the development.**

X. Vacant Lot on Headley and Midvale Park Road

Mr. Trudeau discussed the procurement of the lot on Midvale Park Road and Headley by the Association with those members present. He spoke of plans to build a

community center on this property and the different phases that would be entailed from acquiring the land to determining what type of structure and how it will serve the community. After reviewing the proposal from the owner's attorney, Mr. Chambers moved to accept the proposal. It was seconded by Ms. Lotito and passed unanimously. **ACTION ITEM: Ms. Hewitson will contact the Association's attorney, Carolyn Goldschmidt and inform her of the Boards' decision.**

IX. Call to Audience

1. Mr. Miller, a homeowner, stated that the owners of vacant property within Midvale Park should be held accountable for maintaining their property.
2. A homeowner present reported that Wal-Mart does not have the required 5-foot wall behind their building and is working with the developer of the commercial pods to approach Wal-Mart for a resolution.
3. Mr. Miller reported that the "National Night Out" would be held on August 6th this year and the Neighborhood Association is planning a block party to celebrate this event on **Carey Belle Rd**>
4. Pima County has given Midvale Park a grant in the amount of \$150,000. Some of this will be used for repairing the sidewalks on Midvale Park Rd. and Oaktree Drive.
5. **ACTION ITEM: Ms. Hewitson is to research the project of having a light placed near the monument on Drexel Road facing the West Branch of the Santa Cruz River.**

X. Adjournment

With no further business to come before the Board, the meeting was adjourned at 8:58 P.M.

Respectfully submitted,

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