

# Midvale Park

## HOMEOWNERS ASSOCIATION

### MINUTES OF A MEETING OF THE BOARD OF DIRECTORS November 12, 2009

**Date:** Thursday, November 12, 2009  
**Time:** 7:00 P.M.  
**Place:** The Clubhouse at the Manor at Midvale Park, 6163 S. Midvale Park Rd.,  
Tucson, AZ. 85746

#### Roll Call:

##### Directors Present

Wendy Lotito  
Allen Gainey  
Mary Hathaway  
Robert Richter  
Janie Caldwell

##### Directors Absent

Javier Dominguez  
Robert Chambers

##### Stratford Management

Cherie Hewitson

##### Homeowners Present

Two homeowners were present

##### ARC Committee

Bill Hathaway

#### Appeals Hearing - 6:30 P.M.

No Appeal Hearings took place.

#### I. Call to Order

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

#### II. Review/Approval of the Minutes of September 10, 2009

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

#### III. Financial Report for August 2009

Ms. Hathaway reported that a CD matured on October 15th. Discussion ensued. The Board then reviewed the Financial Report and it was accepted.

#### IV. Committee Reports

##### 1. Landscape Committee

Ms. Lotito reported that the easements and medians are being sprayed for weed control.

##### 2. Community Center Committee

Mr. Trudeau reported that Ms. Vindiola, and Ms. LaMar will no longer be part of the committee and he nominated Joseph Miller to fill a vacancy. The Board approved this appointment unanimously

#### V. Management Report

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

## **VI. Old Business**

### **1. Review and Approval of the 2010 Budget**

The Board reviewed and discussed the proposed 2010 budget. *After review Mr. Gainey moved to approve the Budget for 2010 subject to changes for future projects. Ms. Caldwell seconded the motion and it passed unanimously.*

## **VII. New Business**

### **1. Appointment of Directors**

*Ms. Lotito and Mr. Chambers were elected to the Board for a two-year term by acclamation.*

### **2. Revised Bids from Indigenous**

1. The Board reviewed the bid from Indigenous Solutions to install a sleeve that would bypass the main water line for the irrigation of the detention basin north west of Newcastle Drive. Discussion ensued. *Mr. Gainey moved to accept the bid in the amount of \$1,786.50. It was seconded by Ms. Lotito and carried.*

2. The Board reviewed a proposal in the amount of \$7,186.62 for erosion control work in the common area behind New Castle Court. After discussion the Board agreed to table this issue until Mr. Dave Caldwell, Engineer, inspects this area.

### **3. Association Management Agreement**

The Board reviewed the management agreement proposed by Stratford Management in the amount of \$22,555 per month for three years beginning January 1st, 2010. *Mr. Gainey moved to accept the agreement. Ms. Caldwell seconded the motion and it passed unanimously.*

### **4. Annual Holiday Lighting Contest**

The Board discussed the upcoming Holiday Lighting Contest that will begin on Thanksgiving weekend. Mr. Gainey and Ms. Caldwell volunteered to judge the contest this year. *Ms. Hathway moved to have monetary prizes in the amounts of first place-\$300, second place \$200, third place \$100 and a \$50 prize for honorable mention. Ms. Caldwell seconded the motion and it passed.*

## **VIII. Adjournment**

With no further business before the Board, the meeting was adjourned at 9:00 P.M.

Respectfully submitted,

**Cherie Hewitson**

For the Midvale Park Homeowners Association Board of Directors