

Midvale Park

MASTER REVIEW BOARD

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MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Thursday, September 8, 2011

Time: 7:00 PM

Place: The Manor at Midvale Park
6250 S. Commerce Ct., Tucson, Arizona 85746

Roll Call:

Directors Present

Wendy Lotito

Janie Caldwell

Mary Hathaway

Robert Richter

Robert Chambers

Allen Gainey

Director Absent

Javier Dominguez

Homeowners

1 Homeowners present

Bill Hathaway -ARC Chairperson

I. Call to Order

The meeting was called to order at 7:03 P.M.

Gordon Darby

Mr. Darby reviewed the progress of the Headley/Midvale project. He is waiting to receive bids from the two civil engineers solicited. Mr. Darby reported that this past month the City of Tucson representatives have been very cooperative in helping with the submittal process. Mr. Darby is now creating a Design Study to be presented to the City of Tucson for review.

II. Approval of the August 11, 2011 Minutes

The Board reviewed the August 2011 minutes. Article III, ACTION ITEM is changed to read “*Ms. Hewitson will contact Ms. Hathaway...*”, Article IV, Section B, 4th Item is changed to read “*The medians along Midvale Park Road are weedy.*” Ms. Caldwell moved to accept the minutes of the July 14, 2011 Board meeting, as corrected. Mr. Chambers seconded the motion and it passed unanimously.

III. Financial Report

Ms. Hathaway reviewed the Financials with the Board. She discussed a water bill that is unusually high bill for a meter on Midvale Park Rd. **ACTION ITEM: Ms. Hewitson will follow**

up on this issue with the landscape company and the Tucson Water Department. With no further discussion the financials were accepted.

IV. Committees

A. ARC – No report was given.

B. Landscape Committee –

- The landscape company removed a listing Yucca plant on Drexel Road. However, they did not remove it in entirety. **ACTION ITEM: Ms. Hewitson was asked to contact the landscape company and ask them to remove the remaining stalk.**
- Ms. Lotito stated that the proposal submitted to map the locations of the water meters appeared. Expensive. Mr. Darby suggested that the Tucson Water Department could supply the needed map(s) at no charge. **ACTION ITEM: Ms. Hewitson will contact the Water Department with this request.**

V. Management Report

Ms. Hewitson reviewed the written report.

VI. Old Business

New Business

Amendment to the Management Agreement

Mr. Richter discussed the recent email from Stratford Management offering a three year extension of the contract after November 2012 with no increase in management fees for the additional three-year period. Discussion ensued. *The three year extension was approved by a unanimous vote of acclamation.*

Clearing of Weeds Behind the Homeowners Walls on Drexel Road.

Ms. Hewitson reported that she had received a call from a homeowner stating they could not access the area in need of weeding. Discussion ensued. **ACTION ITEM: Ms. Hewitson was asked to solicit a bid from JA&A Landscape to clear these areas on an as needed basis.**

Review of Proposals for the Removal of Dead/Hazardous Trees

The Boards reviewed the two bids received for the removal of five dead/hazardous trees in the Association. Discussion ensued. Mr. Gainey moved to accept the bid from Indigenous Solution in the amount of????? Need to see proposal from Noreen

VII Call to Audience

No questions were posed from the floor.

VIII. Adjournment

With no further business before the Board, the meeting was adjourned at 8:24 P.M.

Respectfully submitted,

Cherie Hewitson, CAAM®
Community Manager - Stratford Management

For the Midvale Park Homeowners Association