

**GALLERY WALK HOMEOWNERS ASSOCIATION  
REGULAR SESSION OF THE BOARD OF DIRECTORS  
JANUARY 28, 2010**

**MINUTES**

**NOTICE** With notice given and received, the Regular Session of the Board of Directors of the Gallery Walk Homeowners Association was held on January 28, 2010, at 7:00 P.M. at 2267 Strickler Drive, Fullerton, California.

**PRESENT** Susan Fanello, President  
Gordon Dickinson, Member At Large  
Suzette Young, Member At Large

Rina Sagal, Action Property Management, Inc.  
Julie McKenna, Action Property Management, Inc.  
Debie Cole, Olson Company  
Carlos Gomez, Olson Company  
One (1) Homeowner

**ABSENT** Lori Smiley, Treasurer/Secretary  
Jan Meksavanh, Vice President

**CALL TO ORDER** The meeting was called to order at 7:03 P.M.

**EXECUTIVE SESSION DISCLOSURE** An Executive Session will be held after this meeting to discuss member discipline.

**OPEN FORUM** Debie Cole discussed with the Board roof maintenance.

**CONSENT CALENDAR** Motion was made by Sue Fanello, seconded by Gordon Dickinson and carried unanimously to approve the Consent Calendar as presented.

**UNFINISHED BUSINESS** Fire Sprinkler Testing Proposals  
The Board tabled decision on this as they requested a proposal for the cost of bell covers and fire inspection labels from USA Fire and Safety.

**NEW BUSINESS** 2010 Maintenance Calendar  
Motion was made by Gordon Dickinson, seconded by Suzette Young and carried unanimously to approve 2010 maintenance calendar with the revisions to add red curb painting and wrought iron fence painting in May and roof maintenance in September.

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Three Year Proxy

Motion was made by Gordon Dickinson, seconded by Suzette Young, carried unanimously to approve mailing the three year proxy in June 2010.

Rain Gutter Cleaning Proposals

Motion was made by Sue Fanello, seconded by Gordon Dickinson and carried unanimously to deny rain gutter cleaning proposals, a DePhino roofing will down the gutters when they make roof repairs.

Landscape Proposals

Motion was made by Suzette Young, seconded by Gordon Dickinson and carried unanimously to approve the two proposals submitted by Villa Park Landscape at 2231 Strickler Drive to install ten, five gallon Daylilies in the amount of \$175.00 and 2267 Strickler Drive to install new plant material in the amount of \$410.50 and 2270 Andrews Drive to install new plant material at a cost of \$395.50.

Insurance Renewal

Motion was made by Gordon Dickinson, seconded by Suzette Young and approved unanimously to approve the insurance renewal effective February 21, 2010 in the amount of \$20,603.00.

Roof Maintenance Proposal

Motion was made by Gordon Dickinson, seconded by Suzette Young, carried unanimously to approve the roof maintenance proposal with DePhino Roofing in the amount of \$6,241.00.

**ADJOURN**

There being no further business to discuss in Regular Session, the meeting adjourned at 8:05 P.M.

**ATTEST**

Respectfully submitted by,

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Rina Sagal, Community Manager

**THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON  
APRIL 15, 2010**

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**GALLERY WALK CORPORATION  
JANUARY 28, 2010**

**CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Action Without a Meeting to proceed with a mini asset investigation on account number 103-0628111033 are approved as written;
- B. BE IT RESOLVED, that the Action Without a Meeting for the 2010 Budget are approved as written;
- C. BE IT RESOLVED, that the Board Meeting Minutes of September 24, 2009 are approved as written;
- D. BE IT RESOLVED, that the Executive Meeting Minutes of September 24, 2009 are approved as written;
- E. BE IT RESOLVED, That the Financial Statement for the period of September 20, 2009 is accepted;
- F. BE IT RESOLVED, That the Financial Statement for the period of October 20, 2009 is accepted;
- G. BE IT RESOLVED, That the Financial Statement for the period of November 20, 2009 is accepted;