

**GALLERY WALK HOMEOWNERS ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
JULY 15, 2010**

MINUTES

- NOTICE** Upon due notice given and received, the Regular Session of the Board of Directors of the Gallery Walk Homeowners Association was held on July15, 2010, at 7:00 P.M. at 2267 Strickler Drive, Fullerton.
- PRESENT** Susan Fanello, President
Gordon Dickinson, Secretary
Lee Nanthathammiko, Director
- ABSENT** Suzette Young, Vice President
Lori Smiley, Treasurer
- MANAGEMENT** Trina Alexander, Action Property Management, Inc.
Julie McKenna, Action Property Management
Debbie Cole, Olson Company
- CALL TO ORDER** The meeting was called to order at 7:00 P.M. by Sue Fanello, President.
- EXECUTIVE SESSION DISCLOSURE** An Executive Session was held on July15, 2010 to discuss member discipline.
- CONSENT CALENDAR** Motion was made by Gordon Dickinson, seconded by Lee Nanthathammiko and carried unanimously to approve the Consent Calendar as presented.
- NEW BUSINESS** Draft Reserve Study
Motion was made by Sue Fanello, seconded by Gordon Dickinson and carried unanimously to approve the following revisions to the draft reserve study in the following categories: Red Curbs, Trim paint, Wrought Iron Paint, Gutter System and Roofs.
- Investment Transactions
Motion was made by Gordon Dickinson, seconded by Lee Nanthathammiko and carried unanimously to transfer \$150,000.00 from the Sunwest reserve account to Comerica Reserve Account to be invested into three \$70k cd's with laddered maturity dates of 3, 6 and 9 months.

**GALLERY WALK HOMEOWNERS ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
JULY 15, 2010 - PAGE 2**

**NEW BUSINESS
(CONT'D)**

Landscape Proposals

Motion was made by Sue Fanello, seconded by Gordon Dickinson to approve the two proposals submitted by Villa Park Landscape for the following:

Replanting of the front yards and entry ways of twenty six homes facing Hetebrink and Maxwell in the amount of \$3,523.50.

Re-landscape of eighteen homes and the parking island on Phillips and Maxwell in the amount of \$4,407.50.

Motion carried unanimously.

Lien Resolutions

Motion was made by Sue Fanello, seconded by Gordon Dickinson to approve filing a lien on account # 1628111372 and #1628132722. Motion carried unanimously.

ADJOURN

There being no further business to discuss in Regular Session, the meeting adjourned at 8:15 P.M.

ATTEST

Respectfully submitted by Trina Alexander, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS ON MARCH 24, 2011