

**GALLERY WALK CORPORATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 13, 2007**

MINUTES

- NOTICE** Upon due notice given and received, the Regular Session of the Board of Directors of the Gallery Walk Corporation was held on September 13, 2007 at 7:00 p.m. at the Community Pool.
- PRESENT** Lori Smiley, President
Jan Meksavanh, Vice President
Tony Fanello, Secretary/Treasurer
- Yamy Perez, Action Property Management, Inc.
Lori Yarborough, Director of Management
- CALL TO ORDER** The meeting was called to order at 7:00 P.M. by Lori Smiley, President.
- OPEN FORUM** One (1) Homeowner was present
- CONSENT CALENDAR** A motion was duly made and seconded to approve the consent calendar as presented. The motion carried unanimously. The Consent Calendar will become a part of and is attached to these minutes.
- VILLA PARK LANDSCAPE INCREASE** Management presented the increase notice from Villa Park Services. Starting January 2008, the new contract amount will be \$1,895 a month. Upon a motion duly made, seconded and carried the Board approved the new amount.
- BUDGET** Management presented a budget draft for the review and approval of the Board. Upon a motion duly made, seconded and carried the Board approved the new assessment of \$207.00 subject to a final review by Director Lori Smiley.
- EXTERIOR PAINTING** Management presented several proposals for the exterior painting. The proposals presented were submitted from Precision Painting / Front Doors \$9,785 / Garage Door \$9,785 / Hall Entry \$3,000 / Utility Door \$3,750, D.L. Bone (all included) \$152.955 / Price x unit \$1.495 and Hutton Painting (all included) \$144.960. This item was tabled indefinitely.
- MONTHLY CONTRACT** Management presented a proposal from Community Property Repairs for the monthly maintenance contract for \$385 a month. Upon a motion duly made, seconded and carried the Board approved the contract as presented.

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**LIEN
FILING**

APPROVALS

Management presented a delinquency report showing account # **1628142581** past due. The Board was advised that a pre-lien letter had been sent to this homeowner. Upon a motion duly made, seconded and carried the Board approved the lien per Management recommendations.

**NEXT
MEETING**

The next meeting will be held on November 26, 2007 as well as the Annual Meeting. The location of the meeting will be the Fisler School , 1350 Starbuck, Fullerton, California.

ADJOURN

There is being no further business to come before the Board at this time, the meeting was adjourned at 8:35 P.M. by Lori Smiley, President.

ATTEST

Respectfully submitted by Yamy Perez, Community Manager

**THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON
SEPTEMBER 24, 2009**