

**STUDIO WALK CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 18, 2009**

**MINUTES**

- NOTICE** With notice given and received, the Regular meeting of the Board of Directors of the Studio Walk Corporation was held on November 18, 2009 at 6:00 P.M., at Fisler School, 1350 Starbuck, Fullerton, California.
- PRESENT** Michele Mulich, President  
Joshua Dale, Secretary/Treasurer
- Rina Sagal, Action Property Management, Inc  
Carlos Gomez, Olson Company
- CALL TO ORDER** The meeting was called to order at 6:02 P.M.
- EXECUTIVE SESSION DISCLOSURE** An Executive Session was held preceding this meeting to discuss member discipline.
- CONSENT CALENDAR** Motion was duly made, seconded and carried unanimously to approve the Consent Calendar as presented.
- UNFINISHED BUSINESS**
- Roof Maintenance Proposals  
Motion was duly made, seconded and carried unanimously to approve the proposal submitted by Antis Roofing, not to exceed \$13,960.00.
- Draft Reserve Study  
Motion was duly made, seconded and carried unanimously to approve finalizing the reserve study.
- Draft Budget  
Motion was duly made, seconded and carried unanimously to approve the budget with the monthly assessment amount of \$230.00.
- NEW BUSINESS**
- Audit Proposals  
Motion was duly made, seconded and carried unanimously to approve Schonwit & Associates not to exceed. \$1,000.00
- Curb Painting Proposals  
Motion was duly made, seconded and carried unanimously to approve the proposal submitted by CPR not to exceed \$941.00.

**STUDIO WALK CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 18, 2009 - PAGE 2**

Fire Sprinkler Testing Proposal

Motion was duly made, seconded and carried unanimously to approve the proposal by Smart System Technologies, not to exceed \$1,402.70. In addition, the Board declined the proposal from Smart System Technologies for replacement of the fire sprinkler bell covers.

Landscape Proposals

Motion was duly made, seconded and carried unanimously to approve tree trimming for fall 2009 in the amount of \$1,722.50. The Board decided to table decision on the spring tree trimming. Board also tabled decision on the proposal for new plant material between 1128 and 1134 Armstrong. In addition, the Board approved a proposal to install a new Podocarpus tree near the garage of 1144 Chaffee in the amount of \$85.00.

Lien Resolution

Motion was duly made, seconded and carried unanimously to approve filing a lien on the following accounts: 1628150082, 1628110771, 1628110741, 1628130642, 1628110733.

**ADJOURN**

There being no further business to discuss in Executive Session, the meeting adjourned at 6:45 P.M.

**ATTEST**

Respectfully submitted by Rina Sagal, Community Manager

**APPROVED**

**THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON  
FEBRUARY 28, 2010**

**STUDIO WALK CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 18, 2009 - PAGE 3**

**STUDIO WALK CORPORATION  
CONSENT CALENDAR  
NOVEMBER 18, 2009**

- A. BE IT RESOLVED, That the Board Meeting Minutes of August 3, 2009 are approved as written;
- B. BE IT RESOLVED, That the Board Executive Session Minutes of August 3, 2009 are approved as written;
- C. BE IT RESOLVED, That the Board Executive Session Minutes of September 14, 2009 are approved as written;
- D. BE IT RESOLVED, That the Action Without a Meeting to approve the proposal for plumbing repairs at 1109 Armstrong;
- E. BE IT RESOLVED, That the Financial Statement for the period ending August 20, 2009 is accepted as emailed on August 31, 2009;
- F. BE IT RESOLVED, That the Financial Statement for the period ending September 20, 2009 is accepted as emailed on October 12, 2009;
- G. BE IT RESOLVED, That the Financial Statement for the period ending October 20, 2009 is accepted as presented.