

**PLAZA WALK CORPORATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 19, 2010**

MINUTES

NOTICE With notice given and received, the Regular Session of the Board of Directors of the Plaza Walk Corporation was held January 19, 2010 at 8:00 P.M. at 2234 Schlaepfer Drive, Fullerton, California.

PRESENT Tamara Lou, President
Gregory Lou, Vice President
Jane Pye, Secretary/Treasurer

Rina Sagal, Action Property Management, Inc.
Debbie Cole, The Olson Company

CALL TO ORDER The meeting was called to order at 8:00 P.M. by Tamara Lou, Board President.

EXECUTIVE SESSION DISCLOSURE An Executive Session was held on January 19, 2010 to discuss member discipline and collection matters.

CONSENT CALENDAR Motion was duly made, seconded and carried unanimously to accept the Consent Calendar as presented.

UNFINISHED BUSINESS Fire Sprinkler Testing Proposals
Motion was duly made, seconded and carried unanimously to approve the proposal from Smart System Technologies for fire sprinkler inspection in the amount of \$1,285.00. Also approved is the proposal from Smart System Technologies to replace all fire sprinkler valve covers in the amount of \$1,227.00.

NEW BUSINESS 2010 Maintenance Calendar
Motion was duly made, seconded and carried unanimously to approve the calendar with the following revisions: move tree trimming to September; remove window washing as the Board previously approved window washing in the budget, however due to the increase costs of electricity and water, the Board decided to not proceed with this service; remove pool heater, turn on in April and pool heater turned off in October.

Three Year Proxy
Motion was duly made, seconded and carried unanimously to approve mailing of the three year proxy.

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**NEW
BUSINESS
(CONT'D)**

Landscape Proposals

Motion was duly made, seconded and carried unanimously to deny the landscape proposal to install one, fifteen gallon Pepper tree at 1272 Sheller Drive.

Pigeon Proposals

Motion was duly made, seconded and carried unanimously to approve Antimite Termite and Pest Control to install steel spikes in the amount of \$5,695.25 with the revisions to the proposal of the correct street name from Maxwell to Olson and clause regarding their responsibility if they damage roof tiles.

Lien Resolutions

Motion was duly made, seconded and carried unanimously to approve lien resolution on accounts #1628132171, #1628132261, and #1628121562.

Bad Debt Write Off

Motion was duly made, seconded and carried unanimously to approve writing off the balance of \$1,888.88 on account #1628111771.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 9:30 P.M.

ATTEST

Respectfully submitted by Rina Sagal, Community Manager

**THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON
APRIL 20, 2010**

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**PLAZA WALK CORPORATION
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CONSENT CALENDAR**

- A. BE IT RESOLVED, That the Action Without a Meeting to approve the 2010 Budget and Reserve Study is approved as written;
- B. BE IT RESOLVED, That the Board Meeting Minutes of October 20, 2009 are approved as written;
- C. BE IT RESOLVED, That the Executive Session Minutes of October 20, 2009 are approved as written;
- D. BE IT RESOLVED, That the Financial Statement for the period ending October 20, 2009, is accepted as emailed on October 29, 2009;
- E. BE IT RESOLVED, That the Financial Statement for the period ending November 20, 2009, is accepted as emailed on January 8, 2010;
- F. BE IT RESOLVED, That the Financial Statement for the period ending December 20, 2009, is accepted as presented;