

**PLAZA WALK CORPORATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 21, 2009**

MINUTES

NOTICE With notice given and received, the meeting of the Board of Directors of the Plaza Walk Corporation was held April 21, 2009 at 7:30 P.M. at 1250 Olson Drive, Fullerton, California.

PRESENT Tamara Lou, President
John Kim, Vice President
Jane Pye, Secretary/Treasurer

Rina Sagal, Action Property Management, Inc.
Julie McKenna, Action Property Management, Inc.
Carlos Gomez, Olson Company

CALL TO ORDER The meeting was called to order at 7:28 P.M.

EXECUTIVE SESSION DISCLOSURE An executive session was held on April 21, 2009 to discuss contracts and personal matters.

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

UNFINISHED BUSINESS Window Washing Proposals
Management presented window washing proposals from Star Bright Window Cleaning. A motion was duly made, seconded and carried unanimously to approve the proposal with the screen cleaning in the amount of \$8,200.00

NEW BUSINESS Landscape Proposals
Management presented proposals submitted by Villa Park Landscape in the amount of \$1,869.00 to complete various landscape maintenance items. The Board decided to table this item pending review at the next property inspection.

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

2009 Maintenance Calendar
Motion was duly made, seconded and carried unanimously to approve the 2009 Maintenance Calendar as presented.

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**NEW
BUSINESS
(CONT'D)**

Adoption of the 2009 Revised Collection Policy

Motion was duly made, seconded and carried unanimously to adopt the collection policy.

Audit Draft

Schonwit & Associates prepared a draft audit for the Association's fiscal year end December 31, 2008. Motion was duly made, seconded and carried unanimously to approve as presented.

Reserve Study Proposal

Management presented three proposals submitted by Advanced Reserve Solution, Tower, and Reserve Data Analysis. Motion was duly made, seconded and carried unanimously to approve the Trower without an on-site inspection not to exceed \$400.00.

Landscape Proposals

Management presented a proposal submitted by Villa Park Landscape in the amount of \$1,875.00 for installation of mulch throughout the community.

Motion was duly made, seconded and carried unanimously to deny the proposal and request that Villa Park provide a proposal not to exceed \$1,296.00 for mulching only in areas that need it throughout the community.

Budget

Management placed the 2009 budget on the agenda for further discussion and review as the Board resolved to leave the monthly assessment at \$180.00 at the November 2008 meeting.

Motion was duly made, seconded and carried unanimously for no increase for the remainder of 2009.

Rodent Control

Management presented an agreement submitted by Newport Exterminating for monthly rodent control service agreement in the amount of \$119.00.

Motion was duly made, seconded and carried unanimously to deny the proposal. The Board instructed Management to contact the City Vector for the rodent issue.

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**NEW
BUSINESS
(CONT'D)**

Post Orders

Management placed the post orders on the agenda as Patrol One requested confirmation that there should still be a hold on citing vehicles that are parked facing the wrong direction.

Motion was duly made, seconded and carried unanimously to request a modification with the shared facilities for clarification as to if it should be defined that parking in the street only should be cited and also another request is to remove the stakebed from number four on the post orders.

Enforcement and Fine Policy

Management presented the Enforcement and Fine Policy with the revision in order to comply applicable laws as the Association cannot assess a fine until the homeowner is invited to a hearing. In addition, Management will need to mail the policy out to the membership for a thirty (30) day review comment period.

Motion was duly made, seconded and carried unanimously to approve.

Lien Resolutions

Motion was duly made, seconded and carried unanimously to approve lien resolutions on the following account: 1628111782 and 1628132204.

Architectural Procedures

Motion was duly made, seconded and carried unanimously to approve the architectural procedures as presented.

Wall Repairs on Sheller

Management presented a copy of the police report regarding the accident that took place on Sheller. In addition, presented were three (3) proposals for repair to the wall. The Board tabled the decision regarding the proposals and instructed Management to invite the homeowner responsible for the damage to a special hearing on May 5, 2009 at 2234 Schlaepfer at 7:00 P.M.

Bad Debt Write Off

Motion was duly made, seconded and carried unanimously to approve bad debt write off on the following accounts: 1628121863 in the amount of \$193.00 and 1628121743 in the amount of \$730.00.

Investment Transaction

Management presented investment transaction for funds in the Sunwest reserve account. The Board tabled this matter pending research as they recall previously signing documentation with a broker and instructed Management to research.

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ADJOURN There being no further business to come before the Board, the meeting was adjourned at 9:12 P.M.

ATTEST Respectfully submitted by Rina Sagal, Community Manager

**THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON
JULY 21, 2009**

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**PLAZA WALK CORPORATION
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CONSENT CALENDAR**

- A. BE IT RESOLVED, That the Financial Statement for the period ending January 20, 2009, is accepted as emailed on April 13, 2009;
- B. BE IT RESOLVED, That the Financial Statement for the period ending February 20, 2009, is accepted as emailed on April 13, 2009;
- C. BE IT RESOLVED, That the Financial Statement for the period ending March 20, 2009, is accepted as presented;