

**STUDIO WALK CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 29, 2007**

**MINUTES**

- NOTICE** Upon due notice given and received, the Regular Session of the Board of Directors of the Studio Walk Corporation was held on January 29, 2007 at 6:30 p.m. at the Robert Fisler School, 1350 Starbuck, Fullerton, California.
- PRESENT** Michele Mulich, President  
Lance Cantos, Vice President
- Dawn English, Action Property Management, Inc.  
Ramona Acosta, Action Property Management, Inc.  
Greg Clisby, The Olson Company
- CALL TO ORDER** The meeting was called to order at 6:27 P.M. by Michele Mulich.
- OPEN FORUM** No homeowners were 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.
- AUDIT & TAX PREPARATION** Management presented three Audit/ Tax preparation proposals. A motion was duly made and seconded to approve the Schonwit & Associates if they keep the price of last year which was \$ 840.00. The motion carried unanimously.
- LANDSCAPE PROPOSAL** Management presented the a proposal from Villa Park Landscape in the amount of \$ 1750 for adding mulch to the planters throughout community. A motion was duly made and seconded to approve only if they lower the price to \$1500 due to the board's unhappiness with the service of Villa Park. The motion carried unanimously.
- POOL & RESTROOM RE-KEY** Management presented three painting proposals for re keying the pool area due to vandalism. The Board decided that the all 3 boards need to have a meeting to determine the best solution to help prevent vandalism. The board would like to get bids on a standing guard at the pool and adding Sheppard hooks to pool gate. The Board decided to table this until a meeting can be set up for all 3 boards.
- LIEN FILING APPROVAL** SA motion was duly made and seconded to file liens on the following homeowner accounts if the homeowners do not respond to the offer of IDR (Internal Dispute Resolution) provided in the pre-lien letter, giving the homeowners ten (10) days from the date of the letter to respond or pay their assessments, in full, within 30

**STUDIO WALK CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 29, 2007 - PAGE 2**

days:

1. Account #294-1628120671 for the amount of \$612.54
2. Account #294-1628110781 for the amount of \$116.59

The motion carried unanimously.

**NEW LANDSCAPE  
CO. PROPOSALS**

Management presented 3 proposals from new landscape companies for service of Studio Walk. The board would like see if what the prices would be if all 3 associations were to change to the same company. All 3 associations are unhappy with Villa Park Landscape and are looking to change. A motion was duly made and seconded to table a decision on choosing a new company until we receive the prices if all 3 were with the same company. The board would also like to see if the master association Amerige Heights was interested in changing as well. The motion carried unanimously.

**ANNUAL  
MEETING**

After the third attempt to conduct the Annual Meeting and Election without making quorum the board along with the attorney made a decision to have the Michele Mulich continue serving as president until the next Election/ Annual Meeting which will be held in November 2007.

**NEXT  
MEETING**

The next meeting will be the annual meeting held on Monday, May 7, 2007 at 7:00 p.m. at Robert C. Fisler School, 1350 Starbuck, Fullerton, California.

**ADJOURN**

There being no further business to come before the Board at this time, the meeting was adjourned at 6:59 P.M.

**ATTEST**

Respectfully submitted by, Dawn English, Community Manager

**APPROVED**

---

Michele Mulich, Chairman of the Meeting

**SECRETARY'S CERTIFICATE**

I, Lance Cantos, hereby certify that I am the duly Appointed and Acting Secretary of the Studio Walk Corporation, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held January 29, 2007, as approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

---

Lance Cantos, Secretary