

**STUDIO WALK CORPORATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 30, 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 August 30, 2007 at 5:30 p.m. at the Community Pool, 1345 Maxwell, Fullerton, California.

PRESENT Michele Mulich, President

Dawn English, Action Property Management, Inc.
Greg Clisby, The Olson Company
1 Homeowner present

CALL TO ORDER The meeting was called to order at 5:25 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.

REVIEW & APPROVE RESERVE STUDY A motion was duly made and seconded to approve the Reserve Study as presented by Trower Reserve. The motion carried unanimously.

LIEN FILING APPROVALS A motion was duly made and seconded to file lien on the following homeowner account 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 days: Account #294-1628120401 for the amount of \$1,166.82 .The motion carried unanimously

A motion was duly made and seconded to file lien on the following Account #294-1628110842 for the amount of \$508.58. The motion carried unanimously.

A motion was duly made and seconded to file lien on the following Account #294-1628130652 for the amount of \$827.43. The motion carried unanimously.

A motion was duly made and seconded to file lien on the following Account #294-1628110903 for the amount of \$435.50. The motion carried unanimously.

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**REVIEW & APPROVE
MATENANACE**

CALENDAR A motion was duly made and seconded to approve the Maintenance Calendar as presented. The motion carried unanimously.

**HOMEOWNER`
REQUEST**

A motion was duly made and seconded to deny the homeowner request to waive a \$10.00 late fee. The motion carried unanimously

**ANNUAL
MEETING**

The Board of Directors reviewed the 2007 Annual Meeting schedule. The Board of Directors of directors determined the following:

1. The meeting will be held on Monday, November 5th and will begin at 6:30 P.M. at The Fisler School 1350 Starbuck
2. The Board has appointed Dora Mendoza as the Inspectors of Election.
3. The Board will recommend that any excess funds be contributed to Reserves.
4. The Board has requested that management mail out request for Candidate letters as soon as possible.
5. The Board determined that the attorney will be required to attend the annual meeting.
6. Michele has announced that she will be voting cumulatively.
7. The Board will be conducting a regular meeting following the annual meeting.
8. The Board has voted that the record date will be 30 days.

**NEXT
MEETING**

The next meeting will be both the annual meeting held on Monday, November 5, 2007 at 6:30 p.m. and the regular meeting and 5:30 at the The Fisler School 1345 Maxwell, 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

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SECRETARY'S CERTIFICATE

I, Michele Mulich, 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 August 30, 2007, as approved by the Chairman of the Meeting.

Dated: _____

Michele Mulich, Secretary