

**STUDIO WALK CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 3, 2009**

**MINUTES**

- NOTICE** With notice given and received, the Regular meeting of the Board of Directors of the Studio Walk Corporation was held on August 3, 2009 at 4:30 P.M. at the 353 W. Commonwealth Avenue, Fullerton, California.
- PRESENT** Michele Mulich, President  
Joshua Dale, Secretary/Treasurer
- Rina Sagal, Action Property Management, Inc  
Darryl Conger, CPR Construction
- CALL TO ORDER** The meeting was called to order at 4:36 P.M. by Board President Michele Mulich.
- EXECUTIVE SESSION DISCLOSURE** An Executive Session was held preceding this meeting to discuss member discipline.
- PRESENTATION** Darryl Conger, CPR discussed maintenance manuals and the importance of the inspections.
- Motion was duly made, seconded and carried unanimously to retain CPR to do the inspections given that CPR will provide an estimate to the Board of any additional work prior to being completed.
- CONSENT CALENDAR** Motion was duly made, seconded and carried unanimously to approve the Consent Calendar as presented.
- NEW BUSINESS** Pressure Relief Valves Proposal  
Motion was duly made, seconded and carried unanimously to approve the proposal from CPR in the amount of \$883.00 to replace the missing pressure relief valves PVC piping.
- Landscape Proposal  
Motion was duly made, seconded and carried unanimously to approve the proposal from Villa Park to install new plant material in fill in the bare areas throughout the community not to exceed \$176.00.
- Street Sign Proposal  
Motion was duly made, seconded and carried unanimously to approve the proposal to replace the missing street sign on Clarke Drive not to exceed \$617.88.

**STUDIO WALK CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 3, 2009 - PAGE 2**

**NEW BUSINESS  
(CONTD')**

Homeowner request

The homeowner from 1115 Elfstrom Drive submitted a request that the replacement key for the pool of \$50.00 be waived as she never received the original key when the property was purchased.

Motion was duly made, seconded and carried unanimously to deny the request.

Reserve Study Draft

The Board tabled this and will make a decision via action without a meeting.

Draft Budget

The Board tabled this and will make a decision via action without a meeting.

Lien Processing

Motion was duly made, seconded and carried unanimously to approve lien processing on account # 1628110931 in the amount of \$956.59.

Bad Debt Write Off

Motion was duly made, seconded and carried unanimously to approve writing off the balance of account #1628110871 in the amount of \$593.18.

**ADJOURN**

There being no further business to discuss in Executive Session, the meeting adjourned at 5:17 P.M.

**ATTEST**

Respectfully submitted by Rina Sagal, Community Manager

**THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS ON  
NOVEMBER 18, 2009**