

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
January 24, 2007 Agenda

Members desiring to address the Board of Directors may submit a written request via the business office, 10 days prior to the meeting date, or may choose to present their concerns at any annual membership meeting.

CALL TO ORDER 7:00 pm

ROLL CALL

READING OF MINUTES

REPORTS OF OFFICERS

- 1) Treasurer
- 2) Secretary
- 3) Vice President
- 4) President

COMMITTEE REPORTS

MANAGEMENT REPORTS

- 5) Sr. Regional Property Manager
- 6) Eastern Gardens Community Director/Manager

UNFINISHED BUSINESS

- 7) Reconstitution - Board of Directors
- 8) Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations (Not yet approved/disapproved or discussed)
 - a) Pet Policy – Review current EG Rules concerning pets Vs current HUD & Fair Housing Laws.
 - b) Occupancy Agreement – Review current EG occupancy agreement in reference to Primary Residency and Eviction procedures
 - c) Quarterly Membership Meetings – Review and consider Bylaw amendment allowing for a quarterly membership meeting.

NEW BUSINESS

- 9) Director's Code of Ethics - Discussion and review
- 10) Proposed Projects for year 2007 (Not yet approved/disapproved or discussed)
 - a) Carpet Replacement – Review and consider implementing a “Carpet Replacement Program”, for apartment units with carpet that is 10+ years old. Current carpet replacement is only done upon move-out and when carpet is 10+ years old or badly damaged.
 - b) Landscaping & Irrigation – Review and consider implementing a “Landscaping Program”, that is, shrubbery, trees, irrigation, drainage and timers.
 - c) Slurry/Pavement – Review and consider a complex wide “Slurry and Pavement Project”, that is driveways and carports.

MEMBERSHIP COMMENTS

ADJOURNMENT

The meeting will be held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Order of business shall be in accordance with Eastern Gardens By Laws, Article IV, Section 8.

Copies of Agenda/Minutes of meetings are available at Eastern Garden's business office, 3045 Eastern Avenue, Sacramento, CA 95821