

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
January 25, 2006 Agenda

Alfonso Baute, President/Board Director

Blair McLeod, Vice President/Board Director

Ed Healy, Secretary/Board Director

Margaret Saunders, Treasurer/Board Director

Joan Wood, Board Director

Rick Caughey, Alternate Board Director

John Stofanik, Alternate Board Director

6:00 PM Closed Session – see attached 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

ROLL CALL

READING OF MINUTES

- 1) Special meetings – see attached minutes

REPORTS OF OFFICERS

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

COMMITTEE REPORTS

MANAGEMENT REPORTS

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

UNFINISHED BUSINESS

- 8) Status of Section “8”. (Approved revenue recovery & remaining in program 9/2005)
- 9) Rules & Regulations revisions. (Discussions)
- 10) Replacement of office copier. (Discussions)
- 11) Upgrade office telephones/message machines and service capabilities. (Discussions)
- 12) Purchase & install new MS Office Professional software on office computers. (Discussions)
- 13) Capital Improvement Projects (CIP)
 - a) Status Roof Repairs/Replacement – Bldg 3015/3017 & Bldg 3065/3067. (Approved 6/2005)
 - b) Status Dry Rot Repairs – Previously identified building areas on entire complex. (Approved 8/2005)
 - c) Status Exterior Painting – Entire complex. (Approved 8/2005)
 - d) Ramp Installation - South laundry room (Discussions)
 - e) Storm Drain Repairs – Adjacent to north refuse area on median. (Discussions)
 - f) Horseshoe Pits – Repair/replace or install new picnic table...etc. (Discussions)

NEW BUSINESS

GOOD OF THE ORDER

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.

Agenda/Minutes of meetings are available for review at Eastern Garden’s business office, 3045 Eastern Avenue, Sacramento, CA 95821

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CALL TO ORDER 6:00 PM

- 1) Conference with Eastern Garden's Sr. Property Manager and Community Director.
 - a) Grievance letter from members.
 - b) Inappropriate conduct by resident (non-member).

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