

**Eastern Gardens Cooperative, Inc.  
Special Meeting of the Membership  
November 4, 2009 Agenda**

President/Board Director – Janice Hoberg  
Frank Lenhart, Vice President/Board Director                      Ed Healy, Secretary/Board Director  
Donna Schmelz, Treasurer/Board Director                      Merritt Miller, Board Director  
James Patrick, Alternate Board Director

***Members desiring to address the Board of Directors may submit a written request via the business office, 10 days prior to the meeting date.***

**CALL TO ORDER**                      6:30 pm @ Clubhouse

**ROLL CALL**

**SPECIAL ORDER OF BUSINESS**

The Membership is being asked to consider amending certain parts of the following documents:

1) **BYLAW AMENDMENTS**

- A. Proposed amendments to Article III "Membership".
  - Section 9 "Termination of Membership for Cause"
  - Section 9.1. "Expulsion Procedures"
  
- B. Proposed amendments to Article VI "Officers".
  - Section 1 "Designation"
  - Section 7 "Treasurer"
  
- C. Proposed amendments to Article X "Fiscal Management".
  - Section 2 "Books and Accounts"
  - Section 5 "Execution of Corporate Documents"

2) **OCCUPANCY AGREEMENT AMENDMENT**

- A. Proposed amendments to Article 4, "Termination of Membership".
  - Section 1 "Expiration of Said Term"
  - Section 2 "Expulsion Procedures"
  
- B. Proposed amendments to Article 5, "Premises are to be Occupied by Designated Occupants".
  - Section 1 "Said premises shall be occupied"
  - Section 2 "Dwelling Unit"
  - Section 3 "Extended Absence or Abandonment"
  
- C. Proposed amendments to Article 12, "Repairs"
  
- D. Proposed amendments to Article 18, "Subordination Clause"

**ADJOURNMENT**

***The meeting will be held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Special meetings of the Membership shall be in accordance with EG Bylaws Article IV, Section 3. Order of business shall be in accordance with Eastern Gardens Bylaws, Article IV, Section 8.***

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

## **MEETING DISCUSSION OUTLINED**

### **I. WHY THE CHANGE?**

- A. Letters and petitions from the Members
- B. Clarification, understanding, interpretation and overall easier reading but still preserving the CORE principles
- C. Align EG documents with current laws, (e.g. Corporations Code 12431)
- D. Seventeen years since last change
- E. Add them as part of our “Guiding Principles”

### **II. HOW DO WE CHANGE THEM?**

- A. According to our Bylaws Article VIII, Section 1 (Bylaws only)
- B. Occupancy Agreement, Article IV, Sections 3, 5, 6, 7 apply to O.A. not Article VIII. Majority of those present.

### **III. WHAT ARE THE CHANGES?**

- A. Starting with the simple ones
- B. Major ones