

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
December 11, 2007 Agenda

President/Board Director – Blair McLeod

Joan Wood, Vice President/Board Director
Shirley Brown, Board Director
Richard Crockett, Alternate Board Director

Ed Healy, Secretary/Board Director
John Stofanik, Board Director
Merritt Miller, Alternative 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, or may choose to present their concerns at any board/membership meeting.

Notice is hereby given that in compliance with Eastern Gardens By-Laws, Article IV, Section 2, the AGM will be held on Tuesday December 11, 2007 at 7:00 pm inside the Clubhouse. Voting will be held during the Annual General Meeting of the Membership and will commence at **6:30 pm thru 7:30 pm**. At the AGM, members have the opportunity to ask questions about the Corporation and its results for the year. Members of the Board and the managing agent will be present to answer any questions. Any questions that are not relevant to the business of the Meeting will be noted and addressed at a later date during a regular meeting of the board of directors. The following business will be transacted:



CALL TO ORDER 7:00 pm

ROLL CALL

READING OF MINUTES

REPORT OF OFFICERS

- 1) Treasurer - Copies of the monthly financials are available to members at their request and can be obtained at the business office. The budget for 2008 is now available at the business office
- 2) Secretary –
- 3) Vice President -
- 4) President –

COMMITTEE REPORTS

ELECTION OF INSPECTORS OF ELECTION

- 5) Brian Gallagher, Isabelle Andrews, & Mack Stonham

ELECTION OF DIRECTORS

- 6) Voting/Ballot counting in process – Final results of election will be announced by the Election Committee representative(s) when all ballots have been tallied.

MANAGEMENT REPORTS

- 7) Portfolio Manager
- 8) Eastern Gardens Community Director/Manager: Report of Comcast findings for clubhouse installation

UNFINISHED BUSINESS

- 9) Antenna for Clubhouse: This item was approved at last month's board meeting but was requested to be put on hold for further discussions.
- 10) Board's follow-up report per the landscape committee's report and recommendations by the Sacramento Tree Foundation and the Sacramento Suburban Water Agency irrigation audit report.
- 11) Proposed Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations
 - a) Items reserved for special meetings:
 - i) Officers Duties/Responsibilities
 - ii) Primary Residency/Occupancy Agreement
 - iii) Quarterly Membership Meetings
 - iv) Transfer of Membership

NEW BUSINESS

- 12) None

MEMBERSHIP COMMENTS

ADJOURNMENT Next scheduled meeting will be announced/publicized

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 & 9.

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

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
December 11, 2007 Pre-Meeting Closed Session Agenda

President/Board Director – Blair McLeod

Joan Wood, Vice President/Board Director
Shirley Brown, Board Director
Richard Crockett, Alternate Board Director

Ed Healy, Secretary/Board Director
John Stofanik, Board Director
Merritt Miller, Alternative Board Director

CALL TO ORDER 6:30 PM

- 1) Board discussion/review of letter(s) from members that are private and sensitive in nature.
- 2) Year-end bonuses, e.g., Community Director/Maintenance Technician.

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