

Eastern Gardens Cooperative, Inc.
Annual General Meeting
December 13, 2011 Agenda

President/Board Director – James Patrick

Kathy Slotterback, V.P./Board Director
Ed Healy, Secretary/Board Director
Diane McKee, Alternate Board Director

Donna Schmelz, Treasurer/Board Director
Chris Manning, 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.

Notice is hereby given that in compliance with Eastern Gardens By-Laws, Article IV, Section 2, the AGM will be held on Tuesday December 13, 2011 at 7:00 pm inside the Clubhouse. Final voting will be held at the Annual General Meeting from 6:00-7:00pm. All votes will be tallied by the Elections Inspectors Committee and announced during the AGM.

CALL TO ORDER 7:00 pm @ Clubhouse

ROLL CALL

READING OF MINUTES

REPORT OF OFFICERS

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

COMMITTEE REPORTS

5)

ELECTION OF INSPECTORS OF ELECTION

- 6) Isabelle Andrews, Committee Chairperson

ELECTION OF DIRECTORS

- 7) 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

- 8) Portfolio Manager
- 9) Community Director/Manager

UNFINISHED BUSINESS

10)

NEW BUSINESS

- 11) New Board is required to meet within 10 days after elections, NLT December 23rd

Q&A/COMMENTS

ADJOURNMENT

The meeting will be held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Annual General Meeting of the Membership shall be in accordance with EG Bylaws Article IV, Section 2. 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

BOARD OF DIRECTORS ANNUAL SUMMARY REPORT

Most of the membership is unaware of all the day-to-day challenges faced by management and the Board. Therefore, for your convenience without disclosing confidential information all names and other identifying information are redacted. In an effort to provide the membership with an added awareness of some of those challenges and business affairs of the corporation, such as, safety, security, energy conservation, interviews, disciplinary actions, letters of notice, amendments, financial status, inspections, litigations, just to name a few, the Board is providing the membership with a 2011 annual summary report concerning various issues and events addressed by the board and management.

Interviews Conducted

- To date - 10 total for 2011

Meetings Held

- Regular – 3
- Budget – 1
- Executive – 21

Budget

- No withdrawals from our Reserve accounts for 2011.
- A balanced budget approved for 2012.
- A Minimum increase of \$5-6 to carrying charges.

Membership Correspondence

- The Board sent out 43 response letters and held 3 meetings with members at their request.

Repair/Replacement Projects

- Sidewalk grinding/Concrete Ramps installed (safety)
- Main Sign Replacement
- New steel & concrete Bollards (safety poles)

Administration & Operating Rules

- EG property & directors insurance renewed
- Washer/dryer contract renewed
- 2-3 year landscape contract for trees and shrubbery (trimming & thinning)
- 2011 financial audit approved
- Gate remote policy revised & updated
- In-house Transfer Fee adopted
- Release of Liability Form adopted
- Clubhouse rules revised, “no renting to outside organizations”
- New EG brochure
- Interview questions revised & updated

Governing Documents

- Membership approves amendment to bylaws. Amendment is forwarded onto HUD for their review & approval. EG is awaiting HUD’s response.

Litigation Issues

- The Board, EG management and legal counsel addressed 3 complaints filed to HUD by one EG member.
- The Board, EG management and legal counsel addressed 1 complaint filed to the Regional Human Rights/Fair Housing Commission by one non EG member.

Management

- FPI donated \$500 towards EG’s 40th year celebration.
- REAC inspection EG passes.
- Sacramento County inspects EG swimming pool, EG passes.
- Sacramento Fire inspects EG grounds, EG passes.
- EG insurance company inspects for safety, EG passes.
- EG annual in-house inspections
- Motorist damages EG rod iron fence, EG re-coups financial damages and repairs are made.
- 224 work orders completed
- 17 move-ins/move-outs
- Annual Section “8” re-certification for 21 members.
- 42 applicants added to EG’s outside waiting list.
- On-going routine maintenance items: electrical & lighting, heating & cooling, locks & hardware, plumbing, custodial, pool, fire & utilities, asphalt driveways, roof gutters, laundry...etc.

Proposed Carry-Over Projects for 2012

- Asphalt/slurry repairs to driveways/carport areas.
- Invite Mr. Jim Barnett to speak on SMUD’s pros/cons for solar power and/or other energy incentives.
- Demo existing BBQ patio and install new patio with a walkway from the clubhouse.

Eastern Gardens Cooperative, Inc.
Executive Session Meeting of the Board of Directors
December 13, 2010 Agenda

President/Board Director – James Patrick

Kathy Slotterback, V.P./Board Director

Donna Schmelz, Treasurer/Board Director

Ed Healy, Secretary/Board Director

Chris Manning, Board Director

Diane McKee, Alternate Board Director

CALL TO ORDER

6:00 pm @ Business Office

ROLL CALL

SPECIAL ORDER OF BUSINESS

1. The Board will interview candidate(s) that are to be considered for membership.
 - a) Ms. Wendy Johannson
 - b) Mr. & Mrs. Thomas & Jeong Moore
2. Board discussions/review of letter(s) from members/management that is private and sensitive in nature.
3. Carry-over proposed and tabled projects for 2012 Board of Directors review and consideration.
 - a) Asphalt/slurry repairs to driveways/carport areas.
 - b) Invite Mr. Jim Barnett to speak on SMUD's pros/cons for solar power and/or other energy incentives.
 - c) Demo existing BBQ patio and install new patio with a walkway from the clubhouse. (See concept drawing)

The meeting will be held at Eastern Garden's Business Office, 3045 Eastern Avenue, Sacramento, CA 95821. Executive Sessions of the Board of Directors shall be in accordance with Civil Code §1363.05(b)(h) . Order of business will be in accordance with Eastern Gardens By Laws, Article IV, Section 8.