

Eastern Gardens Cooperative, Inc.
Quarterly Meeting of the General Membership
March 21, 2007 Agenda

President/Board Director – Blair McLeod

Joan Wood, Vice President/Board Director

Ed Healy, Secretary/Board Director

Shirley Brown, Treasurer/Board Director

John Stofanik, Board Director

Richard Crockett, 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, or may choose to present their concerns at any board/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) Portfolio Manager
 - a) Carry charge increase?
 - b) Remaining roof replacements?
 - c) Maintenance Technician?
- 6) Eastern Gardens Community Director/Manager

UNFINISHED BUSINESS

- 7) Committees – Schedule meeting for committee volunteers.
- 8) Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations
(Awaiting to schedule a special meeting to address the following)
 - a) Pet Policy Rule – On March 19, 2006 the board reviewed its current pet rule and voted on to amend it by abolishing the current pet rule and accepted a newly proposed pet policy rule. A special meeting will be scheduled to accept the new pet rule with modifications. Those claiming a disability under the Reasonable Accommodation “Assistance Animals” will apply.
 - 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) Lock Outs – Secretary Mr. Healy requests that the board consider amending Eastern Gardens current rule on Doors/Locks with an addition of lost keys/lock outs, that is:
 - a) “(a) *LOST KEYS / LOCK OUTS: Members or member’s guests locked out after office hours will be charged a fee of \$20.00 to have their door opened, or Member may call a locksmith at Member’s expense to open the door. PROPER IDENTIFICATION IS REQUIRED! Lost keys will be replaced at current market rate per key, to the Member.*”

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- 10) Clubhouse – During the special meeting of March 1, 2006, Board Director Mr. Stofanik revisited the issue on the clubhouse and is requesting the board to consider his proposal:
- a) Keep the clubhouse locked at all times.
 - b) Change the lock on the front door of the clubhouse, like we do now for the laundry rooms, saunas, pool, and personnel gates on the fence, which only members would have access to the clubhouse.
 - c) Clubhouse would only be available or open during the hours of 8:00 am – 10:00 pm
 - d) Open the drapes/curtains to all windows, exposing any possible intruders inside after hours or activities during the day.

MEMBERSHIP COMMENTS

ADJOURNMENT Next scheduled Meeting is April 25, 2006 @ 7:00 p.m. in the Clubhouse

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