

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
March 22, 2012 Agenda**

President/Board Director – Kathy Slotterback
Diane McKee, Vice President/Board Director Chris Manning, Treasurer/Board Director
Ed Healy, Secretary/Board Director Chuck Miller, Board Director
Shirley Brown, Alternate Board Director Lynette Haley, 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.

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- I. EXECUTIVE SESSION** 6:00 pm @ Clubhouse
A. Executive Sessions of the Board is closed to the general membership that involves privileged information on matters that is private and sensitive in nature. **Civil Code §1363.05(b)**.
1. Board discussions/review of letter(s) from members/management.
- II. CALL TO ORDER** 7:00 pm @ Clubhouse
- III. ROLL CALL**
- IV. APPROVAL OF MINUTES**
- V. REPORTS OF OFFICERS**
A. Treasurer
B. Secretary
C. Vice President
D. President
- VI. REPORT OF COMMITTEES**
- VII. REPORTS OF MANAGEMENT**
A. Portfolio Manager, FPI
B. EG Community Director, FPI
- VIII. UNFINISHED BUSINESS**
A. Status of EG website development
B. Status of EG Internal Dispute Resolution (IDR) adoption
C. Proposed amendment, Rules & Regulations, Rule #7 “Laundry Rooms”
D. Follow-up to Crime Prevention Recommendations - Additional outside lighting/signage
E. HUD Requirements for EG advertisement - Affordable Fair Housing Market Plan (AFHMP)
- IX. NEW BUSINESS**
A. EG contest for the best “Logo”
- X. OPEN FORUM**
- XI. ADJOURNMENT**

The meeting will be held at Eastern Garden’s Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Regular meetings of the Board of Directors shall be in accordance with EG Bylaws Article V, Section 8. Order of business shall be in accordance with Eastern Gardens Bylaws, Article IV, Section 8.

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

QUARTERLY REPORT

March 22, 2012

Dear Members/Shareholders:

Most of the membership is unaware of all the challenging issues that management and board members must deal with through out the course of the year and even on a day-to-day basis. Therefore, for your convenience and added awareness without disclosing confidential information, in an effort to keep the membership informed as to the business affairs of the corporation, such as, interviews, disciplinary actions, letters of notice, amendments, financial status, inspections, just to name a few, the Board will provide to the membership a brief quarterly summary report concerning various issues and events addressed by the board and management. All names and other identifying information have been redacted for privacy and confidentiality.

Financial: An audit was conducted for the year 2011. No discrepancies or issues of non-compliance for financial statements and no discrepancies or wrong findings for questioned costs or instances of non-compliance by both FPI and EG.

Interviews: The Board has held multiple executive meetings for the purpose to interview candidates from the outside waiting list for membership. Number of candidates interviewed to date, have been seven (7).

Outside: The outside waiting list opened on January 3rd and will continue to remain open until
Waiting List further notice. So please inform friends and relatives.

Action Items: 1) Crime Prevention, additional lighting, gate code change, 2) Adoption of Internal
of Board Dispute Resolution (IDR), 3) Amendment of Rules & Regs, Rule #7, "Laundry Rooms", 4) Purchase of new copier and PC for business office, and 5) new Web site for EG.

Letters of Notice: 1) Announcement letters disseminated to the general membership, i) frequently asked questions, ii) laundry machine replacement, iii) amendment results to the Bylaws Article III, Section 8 (a)-(d), "Death of a Member", iv) gate code change, v) community awareness, vi) crime prevention, vii) amendment to rule #7, "Laundry Rooms", viii) IDR
2) Response letters to members: Four responses given to members on issues of request for apartment unit alterations, and comments and suggestions, safety, security and health.

Sincerely,

Kathy Slotterback Diane McKee Chris Manning

Ed Healy Chuck Miller Shirley Brown Lynette Haley

Eastern Gardens Board of Directors