

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
April 26, 2006 Agenda

Blair McLeod, President/Board Director

Joan Wood, Vice President/Board Director

Ed Healy, Secretary/Board Director

Margaret Saunders, Treasurer/Board Director

John Stofanik, Board Director

Rick Caughey, Alternate Board Director

6:30 PM Closed Session – see attached agenda

<i>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 annual membership meeting.</i>
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CALL TO ORDER

ROLL CALL

READING OF MINUTES

REPORTS OF OFFICERS

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

COMMITTEE REPORTS

MANAGEMENT REPORTS

- 5) Sr. Regional Property Manager
- 6) Eastern Gardens Community Director/Manager

UNFINISHED BUSINESS

- 7) Primary Residency – Board discussions to review OA on the issue of primary residency.
- 8) Maintenance Software Program – Status.
- 9) EG Maintenance Document – Board discussions/review/approval on proposed maintenance document for EG implementation.
- 10) Solar Energy – Rick Caughey to report on information gathered.
- 11) Rules & Regulations – Board discussions/review/approval.
- 12) Capital Improvement Projects (CIP)
 - a) Status Dry Rot Repairs – Previously identified building areas on entire complex. Approved 8/2005; awaiting for weather conditions to improve.
 - b) Status Exterior Painting – Approved 8/2005; awaiting for weather conditions to improve.
 - c) Ramp installation south laundry room – Board discussions/review/approval.
 - d) Horseshoe Pits – Report by Blair McLeod on cost to install new concrete pad and outdoor barbeque grills.

NEW BUSINESS

- 13) Clubhouse Access – Board discussions on allowing 24/7 clubhouse access for EG members.
- 14) Door Bell Replacement – Board discussions on replacing door bells EG wide.
- 15) Stove Replacement for Clubhouse – Board discussions on replacing stove inside the Clubhouse.
- 16) Shrubbery Height – Oleanders along westside of property line.
- 17) Rules & Regulations – Board discussions on possible modification/amendments to current rules on “Patios”, “Pets”, & “Parking”.
- 18) Future CIP’s – Roofs and Pavement Re-Surfacing.

GOOD OF THE ORDER

ADJOURNMENT

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.

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

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CALL TO ORDER 6:30 PM

- 1) Conference with Sr. Regional Property Manager

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