

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
June 22, 2010 Agenda

President/Board Director – Frank Lenhart

James Patrick, Vice President/Board Director

Ed Healy, Secretary/Board Director

Donna Schmelz, Treasurer/Board Director

Merritt Miller, Board Director

Rick Caughey, 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.

EXECUTIVE SESSION 6:00 pm

Executive Sessions of the Board are closed to the general membership which involves privileged information, (e.g. Legal & Personal issues, Contract Formation, Disciplinary Hearings). **Civil Code §1363.05(b)**

1. Board approval of Executive Session Meeting Minutes, 4/6/10, 4/12/10, 4/19/10, 4/27/10, 4/28/10, 5/11/10, 5/20/10, 5/27/10 on topics:
 - a) Legal issues.
 - b) Interviews from the outside waiting list
 - c) Disciplinary Hearing(s)
 - d) Contract formation/renewal
 - e) Review letter(s) from members/management that are matters of a private nature.

REGULAR MEETING CALL TO ORDER 7:00 pm

ROLL CALL

READING OF MINUTES Regular Board Meeting, 1st Quarter, 3/23/2010

REPORT OF OFFICERS

1. Treasurer
2. Secretary
3. Vice President
4. President

CONSENT MATTERS

5.

COMMITTEE REPORTS

6.

MANAGEMENT REPORTS

7. Portfolio Manager
8. Community Director

UNFINISHED BUSINESS

9. Change of Rule #16. Summary: Board approval required for guests staying longer than three weeks.

NEW BUSINESS

10. Petition received by the Board requesting to hold a general membership meeting to discuss the present and future fiscal plans for Eastern Gardens.

MEMBERSHIP Q&A/COMMENTS

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 meetings of the Board of Directors are available at Eastern Garden's business office, 3045 Eastern Avenue, Sacramento, CA 95821

Eastern Gardens Cooperative, Inc.
Executive Session Meeting of the Board of Directors
June 22, 2010 Closed Meeting Agenda

President/Board Director – Frank Lenhart
James Patrick, Vice President/Board Director Ed Healy, Secretary/Board Director
Donna Schmelz, Treasurer/Board Director Merritt Miller, Board Director
Rick Caughey, Alternate Board Director

CALL TO ORDER 6:00 pm

ROLL CALL

EXECUTIVE SESSION

Executive Sessions of the Board are closed to the general membership which involves privileged information or matters of a private nature.

1. Board approval for Executive Session Meeting Minutes, 4/6/10, 4/12/10, 4/19/10, 4/27/10, 4/28/10, 5/11/10, 5/20/10, 5/27/10 on topics:
 - a) Legal issues.
 - b) Interviews from the outside waiting list
 - c) Disciplinary Hearing(s)
 - d) Contract formation/renewal
 - e) Review letter(s) from members/management that are matters of a private nature.
2. Contract renewal, Comcast Cable (see attached proposed contract submitted by Comcast)
3. Update on pending legal issues

ADJOURNMENT

The meeting will be held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Executive Sessions of the Board of Directors shall be in accordance with Civil Code §1363.05(b)(h) & Corp. Code §8320(b). Order of business shall be in accordance with Eastern Gardens By Laws, Article IV, Section 8.

Proposed Rule Change

PURPOSE: The proposed change/amendment to Eastern Gardens Rules and Regulations, specifically, Rule#16 attempts to provide to the general membership an improved clarification of understanding on the subject of Guest(s) and their length of stay. This is to ensure that members and their guest(s) understand that regardless of the length of stay of visiting guest(s) they do not automatically become resident members, causing the cooperative to remedy the situation with legal action due to the member(s) refusal to comply with the Occupancy Agreement and Rules.

Therefore, in accordance with Eastern Gardens Bylaws, Article V Section 2, the Board of Directors has drafted the proposed rule change/amendment. (See Membership Handbook, pg.44 and Occupancy Agreement pg.34-35 Articles 5 & 8)

Bold Italics = Addendum to rule#16

RULES AND REGULATIONS

16. Members are responsible for the actions or damages caused by their guests.

- a) ***Member's Guest(s) staying longer than three (3) weeks shall be required to obtain Board approval prior to the stay of visiting guest(s). In addition, the Member shall be required to sign a statement to the affect that guest(s) staying longer than the approved length of stay, the Member shall be in breach of the Occupancy Agreement. Guest(s) shall include but not limited to: father, mother, daughter, son, brother, sister, aunt, uncle, nephew, niece, cousin, care-providers, and any friends or acquaintances. Excluding Member's immediate family members, (i.e., wife, husband, and underage children).***