

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
August 23, 2006 Agenda

Blair McLeod, President/Board Director

Joan Wood, Vice President/Board Director

Ed Healy, Secretary/Board Director

Margaret Saunders, Treasurer/Board Director

Rick Caughey, Board Director

Frank Lenhart, Alternate Board Director

Vacant, Alternate Board Director

6:00 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 7:00 P.M.

ROLL CALL

READING OF MINUTES

REPORTS OF OFFICERS

Treasurer

Secretary

Vice President

President

COMMITTEE REPORTS

MANAGEMENT REPORTS

Sr. Regional Property Manager

Eastern Gardens Community Director/Manager

UNFINISHED BUSINESS

- 1) Capital Improvement Projects (CIP):
 - a) Roof Proposals – Buildings 3005/3007 & 3085/3087 update (Property Manager).
- 2) Window Cleaning, Exterior – Update (Community Director).
- 3) Apartment Cleaning Upon Move-Out – Tabled (6/28/06) until special meeting is scheduled by the board.
- 4) Establishing Clubhouse Rules/Policies:
 - a) Clubhouse Rule Adoption – Adoption of Rules & Policies for clubhouse.
 - b) Extending Clubhouse Hours – 5:00 pm – 10:00 pm M-F & weekends.
- 5) Amendments to Rules & Regulations – Tabled (6/28/06) until special meeting is scheduled by the board. BACKGROUND:
 - a) Outdated Pet rule.
 - b) Patios/Breezeways and Appearance rules do not clearly define members responsibilities to the outside grounds and buildings.
- 6) Primary Residency – Tabled (5/24/06) until special meeting is scheduled by the board. BACKGROUND: Amendments to OA/Rules: Letters and concerns from the general membership of those members who have yet taken physical possession of their dwelling unit upon receiving ownership and secondly, residing within said dwelling unit for a given period of time within the calendar year.

NEW BUSINESS

- 7) Establishing Committee Policies – Board to review adopting policies for the establishment of committees, per By-Laws and 21st Century Roberts Rules of Order.
- 8) Bench – Board to review/discuss the purchase and installation of new bench outside of business office.

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 6:00 PM

- 1) Private conference with member.
- 2) Private conference with Sr. Regional Property Manger.

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