

Eastern Gardens Cooperative, Inc.
Board of Directors
Quarterly General Membership Meeting
September 27, 2006 Agenda

Blair McLeod, President/Board Director

Joan Wood, Vice President/Board Director
Margaret Saunders, Treasurer/Board Director
Frank Lenhart, Alternate Board Director

Ed Healy, Secretary/Board Director
Rick Caughey, 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 status – Buildings 3005/3007 & 3085/3087 (Sr. Property Manager)
- 2) Amendments & Adoptions to Rules & Regulations
 - a) Consideration to adopt Clubhouse Rules -The clubhouse is being used more frequently than in past years; it has now become necessary to implement rules/policies for the safety and protection of all members and the cooperative.
 - b) Consideration to adopt Committee Policy – With the growing increase with member’s interest in the Cooperative; it has now become necessary to establish guidelines for the corporation and its use of committees.
 - c) Consideration to adopt Primary Residency Clause – At the request of letters submitted by the general membership requesting the board to review its policies concerning the issue of primary residency, i.e. those members who have not moved in after taking possession of the apartment unit exceeding 90 days or more.
 - d) Consideration to amend Community Appearance & Patios/Breezeways/Walkways – Within the past two years Eastern Gardens has experienced a tremendous change-over of memberships, (i.e. move-ins and move-outs). Resulting to some minor misunderstandings on the issue of what is allowed by its members in the common areas and items being nailed or bolted to the outside of the buildings. The board will review current rules/policies on this issue.

- e) No Pet Policy – The Board has two options concerning Pet Policy, they are:
 - i. Keep current “No Pet Policy” with exceptions for “Reasonable Accommodations” or “Assistance Animals” but establish pet rules for those claiming a disability. (i.e. establish guidelines/rules for member’s animals, walking, leash laws...etc.).
 - ii. Abolish current “No Pet Policy” and develop pet rules for all members and their pets and incorporate assistance animals and reasonable accommodations clauses.

NEW BUSINESS

- 3) Consideration to review petition – Petition submitted by members requesting that the board consider officially establishing “Quarterly Membership Meetings” for the general membership, (i.e. establish resolution or amend By-Laws).

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

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
September 27, 2006 Closed Session 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

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.

CALL TO ORDER 6:00 PM

- 1) Review correspondence(s) from member(s) of the cooperative on matters of confidentiality.

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.

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