

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
September 28, 2011 Agenda**

President/Board Director – James Patrick

Kathy Slotterback, Vice President/Board Director
Donna Schmelz, Treasurer/Board Director
Diane McKee, Alternate Board Director

Chris Manning, Board Director
Ed Healy, Secretary/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

5:30 p.m. Executive Sessions of the board are closed to the general membership that involves privileged information or matters of a private nature.

1. The Board will interview candidate(s) that are to be considered for membership.
2. Board discussions/review of 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

REPORT OF OFFICERS

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

CONSENT MATTERS

5.

COMMITTEE REPORTS

6. Social Committee

MANAGEMENT REPORTS

7. Portfolio Manager
8. Community Director

UNFINISHED BUSINESS

9. Amendment approval by HUD (Status)
10. Laundry Machine Replacement (Status)

NEW BUSINESS

11.

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 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
September 28, 2011 Closed Meeting Agenda**

President/Board Director – James Patrick

Kathy Slotterback, Vice President/Board Director

Chris Manning, Board Director

Donna Schmelz, Treasurer/Board Director

Ed Healy, Secretary/Board Director

Diane McKee, Alternate Board Director

CALL TO ORDER

5:30 pm

ROLL CALL

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1. The Board will interview candidate(s) that are to be considered for membership.
2. Board discussions/review of letter(s) from members/management that are matters of a private nature.

*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)*

QUARTERLY REPORT

September 28, 2011

Most of the membership is unaware of all the day-to-day challenges faced by management and the Board. Therefore, for your convenience without disclosing confidential information all names and other identifying information are redacted. In an effort to provide the membership with an added awareness of some of those challenges and business affairs of the corporation, such as, interviews, disciplinary actions, letters of notice, amendments, financial status, inspections, litigations, just to name a few, the Board is providing the membership a quarterly summary report concerning various issues and events addressed by the board and management.

Governing Documents: Membership approves amendment to bylaws. Amendment is forwarded onto HUD for their review and approval. EG is awaiting HUD's response for amendment to bylaws.

Legal:

- 1) FPI president, Mr. Dennis Treadaway receives a voice mail complaint from an EG member who claims that they are acting on behalf of the membership. The EG member makes a number of inflammatory statements as well as a number of statements denigrating the reputation of a senior manager and community director. In accordance with EG's contract management agreement with FPI, EG obtains legal counsel. FPI management personnel agree not to pursue charges against member; EG legal drops the case, no action taken against the member.
- 2) HUD receives complaint from EG member, again, who states that they are acting on behalf of the membership in which they accuse the Board and the Elections Committee of inappropriate actions during the voting process. EG obtains legal counsel; HUD investigates and clears EG from any wrong doing. No action taken against the member.
- 3) Sacramento Fair Housing receives complaint from a non-member alleging that the EG Board discriminated against them for their age. EG obtains legal counsel, Sacramento Fair Housing investigates and clears EG from any wrong doing. No action taken against the non-member.
- 4) CAHI, a contracted company of HUD receives a complaint from an EG member stating that they are advocating on behalf of a non-member accusing EG management and the Board of mismanagement. HUD investigates and clears EG management and the Board from any wrong doing. No action taken against the member.
- 5) Per HUD's request, the Board updates its questions that are asked when interviewing for membership; the Board obtains legal counsel to assist in the updating.

CIP Projects: 1) The Board approves a 2-3 year tree and shrubbery removal and replacement program. 2) Concrete ramps are installed to help assist those with ambulatory needs.

Membership Interviews: The Board has held multiple executive meetings for the purpose to address membership letters and also to interview candidates for membership. Number of candidates interviewed to date, were eight (8).

Inspections: Upcoming CAHI inspection during the first week of October.

Letters:

- 1) Board receives letter from Carmichael Recreation and Parks District requesting to impose an assessment to help improve their facilities. EG Board declines proposed assessment.
- 2) Announcement letters disseminated to the general membership, i) April 2011, membership is informed of the Board's decision to impose a Transfer Fee based upon the Corporation's potential rent loss, ii) April 2011, membership is informed of the Board's decision that, no alterations or upgrades will be allowed during the move-in/out process when transferring from one apartment unit to another, iii) May 2011, membership is informed of the amendment voting results, vi) September 2011, community awareness; management informs the membership breezeway cleaning and laundry room housekeeping, specifically, use of washers and dryers.
- 3) Warning notices to members, i) EG animal policy compliance, ii) members' non-compliance to CAHI discrepancies.
- 4) Board response letters to member's on various subjects, such as, request for apartment unit alterations, safety and community awareness, landscaping, building emergencies, inspection compliance and discrepancy issues.