

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
September 27, 2012 Agenda**

President/Board Director – Kathy Slotterback
Diane McKee, Vice President/Board Director Chris Manning, Treasurer/Board Director
Ed Healy, Secretary/Board Director Shirley Brown, Board Director
Lynette Haley, 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.

- I. EXECUTIVE SESSION** 6:00 pm @ Clubhouse
 - A. Executive Sessions of the Board are closed to the general membership that involves privileged information on matters that are private and sensitive in nature. **Civil Code §1363.05(b)**.
 - 1. Board discussions/review of letter(s) from members/management.

- II. CALL TO ORDER** Regular Meeting of the Board of Directors 7:00 pm @ Clubhouse

- III. ROLL CALL**

- IV. APPROVAL OF MINUTES**

- V. REPORTS OF OFFICERS**
 - A. Treasurer
 - B. Secretary
 - C. Vice President
 - D. President

- VI. REPORT OF COMMITTEES**
 - A.

- VII. REPORTS OF MANAGEMENT**
 - A. Portfolio Manager, FPI
 - B. EG Community Director, FPI

- VIII. UNFINISHED BUSINESS**
 - A. 2012 revised membership handbooks

- IX. NEW BUSINESS**
 - A.

- X. OPEN FORUM**

- XI. 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 board meetings are available at Eastern Garden's business office, 3045 Eastern Avenue, Sacramento, CA 95821

QUARTERLY REPORT

September 27, 2012

Dear Members/Shareholders:

Most of the membership is unaware of all the challenging issues that management and board members must deal with through out the course of the year on a day-to-day basis. Therefore, for your convenience and added awareness without disclosing confidential information, in an effort to keep the membership informed as to the business affairs of the corporation, such as, interviews, disciplinary actions, letters of notice, amendments, financial status, inspections, just to name a few, the Board will provide to the membership a brief quarterly summary report concerning various issues and events addressed by the board and management. All names and other identifying information have been redacted for privacy and confidentiality.

Financial: NO carrying charge increases for the year 2013. The Board unanimously approved, 5 - 0 approving the budget for 2013 with no carrying charge increases. Management will forward the 2013 budget onto HUD for their final review and approval. Once approved by HUD the budget will be made available to the general membership.

Interviews: The Board has held multiple executive meetings for the purpose to interview candidates from the outside waiting list for membership. Number of candidates interviewed to date, have been eleven (11).

Outside: The outside waiting list opened on January 3rd and will continue to remain open until
Waiting List: further notice. So please inform friends and relatives.

Action Items: 1) Board Member resignation/replacement, 2) Director's/Officers insurance renewal, 3) Pool repairs completed, 4) Member(s) violation reviews.

Letters of Notice: 1) Announcement letters disseminated to the general membership, i) Pool status
ii) Management/Board replacement, iii) West Nile Virus.
2) Response letters to members: Three responses given to members on issues of request for apartment unit alterations, and comments and suggestions, safety, security and health.
3) Warning notice(s) to member for threatening to do bodily harm to EG Community Manager.

Sincerely,

Kathy Stotterback

Diane McKee

Chris Manning

Ed Healy

Shirley Brown

Lynette Haley

Eastern Gardens Board of Directors