

EASTERN GARDENS COOPERATIVE
MINUTES OF THE BOARD OF DIRECTORS MEETING
JANUARY 19, 2005

President Alfonso Baute called the meeting to order at 7:00 p.m.

Members present: Alfonso Baute, June Robinson, Mary Kirk, Ed Healey,
and Rick Caughey and Margaret Saunders, alternates.
Also: Theresa Williams, Community Director and
Jim Collins of F.P.I. Kathleen Slotterback, Treasurer
absent due to illness.

Minutes of the December 14, 2004 were read. Motion to accept the minutes
as read was made by June Robinson and seconded by Ed Healey. Motion
carried by voice vote.

Per Joan Robinson, Vice President there is no Treasurer's report. Per 2nd Vice
President Ed Healey, no Treasurer's report is available.

President Alfonso Baute made a statement to the Board and the Membership to declare
his wish to have the complex operated in a fair, safe and peaceful manner and represent
all of the membership. Also that he wished to work with the other Board members and
the general membership at all times.

Theresa Williams, Community Director, then gave her monthly report:
(see copy attached. or on file.)

The President asked how many applications were on file at the present time. Theresa
Williams stated there were thirty.

There was a general discussion about the dishwasher for the clubhouse. This is not feasible
at present as the plumbing would have to be remodeled.

Next there was a general discussion about the reserve fund. All questions were answered.

Next there was a general discussion about the telephone wiring, and who is responsible.
The telephone company is responsible for outside wiring and wiring within the walls is
the responsibility of the cooperative. Wiring from the wall out into the units is the
responsibility of the tenant. It was suggested that tenants should verify if they have the
Wire-pro program with the telephone company, and if not, they should secure same, as
without it, if the repair service comes out it is very expensive. Theresa Williams was
instructed to include this in the next newsletter.

There was a question about getting a copy of the CIP listing from the office. This will
also be in the next newsletter.

A motion to accept the report by Theresa Williams was made by Ed Healey and June Robinson seconded. The motion carried on a voice vote.

Jim Collins gave a report regarding the Section 8 contract and how the cancellation of same will be done. We have opted out as of December 31 2005, which is now in process. However, due to redoing the notice to HUD the date had to be extended to January 31 2006. All those on Section 8 can stay without any changes, except that each year, after January 31, 2006 they will do their yearly paperwork with HUD, not with Eastern Gardens. It simply means we will not be accepting any new Section 8 applications.

There are changes in the rules and regulations for Eastern Gardens. A special meeting to go over this item was set in two weeks on February 3, 2005, a Thursday, at 6:30 p.m.

Meanwhile Ed Healey made a motion to amend "Article 5 of the current Eastern Gardens Occupancy Agreement. (copy attached). Mary Kirk seconded the motion. The motion carried on a voice vote.

Various items were carried over to the next Board Meeting.

June Robinson made a motion to adjourn the meeting at 8:15 p.m. Ed Healey seconded the motion. The motion carried by voice vote.

After which the President opened the meeting to questions by the general membership.

MANAGER'S REPORT
BOARD MEETING 1/19/2005

MOVE-OUT'S MOVE-IN'S

For January- # 14, transferring to #106
New member to #14
For February- # 53, daughter of deceased member has been interviewed and approved and will be moving in February 28th. She is now in process of completing move out repairs as required by Corporation By-Laws and Occupancy Agreement for move in. All rents are being paid until the new member (daughter) takes possession.

EASTERN GARDENS EXPENSES

MOVE-OUT

# 106 – Carpet and vinyl	\$1600.00
Refrigerator	\$ 385.00
# 14 - Carpet and vinyl	\$1100.00
Dishwasher	<u>\$ 192.00</u>
Total Eastern Garden cost	\$3277.00

MAINTENANCE

Bearing assembly leak to Southside boiler room \$ 500.00

Work Orders

Total 12/15 – 1/18 (72)

Work orders requiring special attention

- 1) Inspection work orders required for compliance still ongoing.
- 2) Reasonable Accommodation handicap ramp preparation of removing cement and relocating light pole by maintenance tech before work starts in 2 weeks on walkway behind building #3005 and to entrance of dumpster located on north side behind laundry room.
- 3) Still waiting for 2nd proposal for replacing fencing to dumpster areas.

Community projects in progress

- 1) Opening of waiting list accepting applications for occupancy January 3rd through February 3rd.
- 2) Re inspection follow ups still underway for compliance requirements.
- 3) County Assessor's office has been notified to send Homeowners Property tax exemption claim forms and they will be distributed to members/stockholders for completion by February 1st.

Letters to Board

- 1) Dishwasher for clubhouse
- 2) Will money from refinancing of the loan be allocated for improvements to interiors of units?
- 3) How long is the term for an elected board member?
- 4) Who is responsible for residential repairs of inside telephone wiring?

Safety Incidents

- 1) Car was broken into in parking lot behind building building # 3067. Stereo and bike was taken.
- 2) Please drive with caution I received a report of a near miss accident involving members coming in and out of the parking stalls.
- 3) Cars are parking on the outside of Eastern Southside entrance gate towards Macroni, blocking entrance. Curbs will be painted red and there will be a "no parking tow away" sign posted.

Events scheduled this month

Monthly potluck will be held on Friday, February 18th at 6:00 pm. Details will be in February's Newsletter.