

January 21, 2004

CALL TO ORDER 7:00 p.m.

ROLL CALL

REPORTS OF OFFICERS:

a. Secretary

1. Last month's minutes read

b. Treasurer

- 1.

c. 2nd Vice President

- 1.

c. Vice President

- 1.

d. President

1. Policy re: sub-lets - NO.
 2. Eastern Gardens "owes" GMAC the \$37,000 plus, they advanced re: insurance $\$ 37,289.11$
 3. Robert's Rules - cost \$56.00
 4. 80 sheets of 125 sets = 255 + 375 0 max
1,125 0 deposit $\$$
- Motion to authorize \$450.00 for Eastern Gardens' binders, by Kathy Slotterbeck.
Peter Janicki asked if we can wait?
Motion passed.

REPORT OF PROPERTY MANAGEMENT

1. Report of flags and clocks stolen
2. Previous Community Director vacated her apartment and left Sacramento.
3. Maintenance Actions:
Malfunctioning of gates, due to an electrical short.
4. One vacancy coming up.
5. New carpeting in manager's apartment, for new Community Director, Theresa Williams. She will begin duties Feb. 9, 2004.

UNFINISHED BUSINESS

1. Referred to next meeting: Costs of new manager.
2. Final ~~LAP~~ $\$ 37,289.11$ certificated. More forms needed to refinance. Nothing has happened, as yet.
3. Clubhouse house access by members, 24/7 carried over to next meeting, again.
4. Non-smoking Complex - carried over to next meeting again.
5. Need location of trees against buildings.

NEW BUSINESS

1. Hours for new manager and for maintenance personnel; discussion. No decision. Carry over to next month.

Temporary Decision for next 30 days:

Monday 8:00 am to 5:00 pm
Tuesday 8:00 am to 5:00 pm
Wednesday 11:30 am. to 6:00 pm
Thursday 8:00 am to 5:00 pm

Votes:

Peter Janicki and Margaret Saunders for postponement

Kathy Slotterbeck, Lori Allio and Ed Healy for a later

evaluation, in 30 days. A letter to be sent to residents —

2. Policy regarding inheritance of units - discussion.

Who decides what needs to be fixed. Eastern Gardens decides.

Units MUST be o.k. and up to date when a newcomer takes up residence, whether they are a relation, or not.

ADJOURNMENT: 9:00 P.M. - NEXT MEETING FEBRUARY 18, 2004 - 7:30 P.M.