

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
January 25, 2006 Minutes

FILE COPY
ORIGINAL

The closed session was called to order by Alfonso Baute, at 6:00 PM. There were no membership members present. The closed session meeting adjourned at 6:45 PM.

The meeting was called to order at 7:00 p.m. by President Alfonso Baute. Roll call showed the following officers, board directors and management personnel present:

Alfonso Baute, President	Blair McLeod, Vice President
Ed Healy, Secretary	Margaret Saunders, Treasurer
Joan Wood, 2 nd Vice President	Rick Caughey, Alternate
John Stofanik, Alternate	
Theresa Williams, Community Director	Gary Haugstad, Sr. Regional Property Manager

It was moved by Alfonso Baute, second by Blair McLeod, and carried, to approve the minutes of the December 13, 2005, AGM meeting, December 21, 2005 special meeting, January 12, 2006 special meeting, and January 19, 2006, special meeting, as printed.

CORRESPONDENCE

- 1) Letter submitted to the board to have two trees planted on the southside of building 3067 to replace trees that were removed due to inclement weather blowing them over. Theresa Williams was tasked by the board to obtain the cost of trees/planting and report back to the board for their continued action.

REPORTS

- 2) OFFICERS – No report
- 3) COMMITTEES – No report
- 4) **Sr. Property Manager** – Gary Haugstad reported on the following items:
 - a) Section “8” “Contracting Rents and Funding” - Effective February 1, 2006, Eastern Gardens will receive the full carrying charge amount from HUD on those units receiving assistance. The renewal contract on Section “8” has been extended to three years at which time it will be reviewed for renewal. This is based upon and in concurrent with independent demographic cost reports of other apartment units within the local area which is conducted every five years. There are three years remaining on existing report.
 - b) Roofs - As soon as the weather improves D-7, the roofing contractor, has scheduled us in as “first in line to do”. Other roofs under consideration for repair/replacement will be determined on a case-by-case basis depending on roof deterioration and water intrusion.
 - c) EG Status – A Statement of Information filed on January 24, 2006 with the State of California, Secretary of the State, showing status and officers of the corporation, in “Good Standing”.
- 5) **Community Director** – (see attached report)
 - a) It was moved by Ed Healy, second by Joan Wood, and carried to remove the fruitless mulberry tree and adjacent roots from neighboring tree, westside of building 3077.
 - b) It was moved by Ed Healy, second by Blair McLeod, and carried to remove the junipers on eastside of building 3017 and replace with appropriate shrubbery/trees.
 - c) It was moved by Joan Wood, second by Blair McLeod, and carried to accept Theresa Williams report as printed.

UNFINISHED BUSINESS

- 6) Status of Section "8" – Sr. Regional Property Manager stated, this issue has already been completed. Motion by Ed Healy, seconded by Alfonso Baute, and carried to remove this item from the agenda. (Closed)
- 7) Rules & Regulations – Motion by Ed Healy, second by Joan Wood, and carried to table until next meeting, February 22, 2006.
- 8) Replacement of Copier – Community Director recommended removing this item from the agenda; a new copier is not required at this time. Motion by Ed Healy, second by Joan Wood, and carried to remove item from agenda. (Closed)
- 9) Telephone upgrades – Community Director recommended removing this item from the agenda, upgrades have already been completed. Motion by Ed Healy, second by Alfonso Baute, and carried to remove item from agenda. (Closed)
- 10) Software upgrades – Sr. Regional Property Manager stated FPI is currently looking into a maintenance software module and requested additional time to research this issue. Motion by Ed Healy, second by Joan Wood, and carried to table this item until next meeting, February 22, 2006.
- 11) Capitol Improvement Projects (CIP)
 - a) Roof repairs/replacement – Motion by Blair McLeod, second by Joan Wood, and carried to table this item until next meeting February 22, 2006.
 - b) Dry Rot Repairs – Sr. Regional Property Manager requested additional time to review this issue and asked that we table this until next meeting. Motion by Ed Healy, second by Blair McLeod, and carried to table this item until next meeting, February 22, 2006.
 - c) Exterior Painting – Sr. Regional Property Manager stated that the painters are ready to go as soon as the roofs are completed. He will keep the board apprised as necessary.
 - d) Ramp installation for south laundry room – Motion by Ed Healy, second by Blair McLeod, and carried to table this item until next meeting, February 22, 2006.
 - e) Storm Drain Repairs – Motion by Ed Healy, second by Blair McLeod, and carried to conduct repairs to the storm drain. (Closed)
 - f) Horseshoe Pits – Motion by Ed Healy, second by Blair McLeod, and carried to table this item until March's quarterly membership meeting, which would allow advertising in the Tattler Newsletter asking for ideas from members on this issue.

NEW BUSINESS

- 12) Rick Caughey, Alternate, will be researching and gathering information about solar panels and will report back to the board, at his discretion, with his findings.

GOOD OF THE ORDER

- 13) Ed Healy commented that according to Webster's dictionary the word COOPERATIVE translates, "done in cooperation with others"; "characterized by a willingness to cooperate"; "engaged in joint economic activity"; or "an enterprise owned jointly by those who use its facilities or services". The word cooperate is derived from cooperate, "to act or work together toward a common purpose or end". Other words associated with it are:

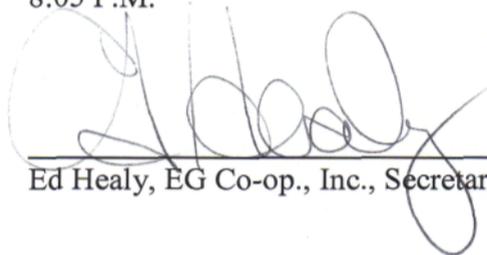
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|----------------|--------------------|
| a) Helpful | e) Combined Forces |
| b) Assist | f) Supportive |
| c) Lend a Hand | g) Joint Venture |
| d) Collaborate | h) Mutual |

- 14) Sr. Regional Property Manager reported that monies have been transferred from the restricted accounts, i.e., replacement reserves, into the checking account in order to cover the expenses generated by the roof repairs, painting and other miscellaneous costs associated with these two projects.

REPORT OF CLOSED SESSION

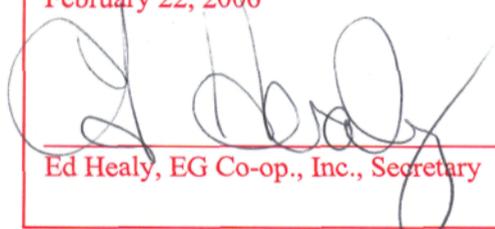
- 1) Conference with Sr. Property Manager/Community Director – Discussions of Non members & non residents, who are not on the occupancy agreement but routinely visit the apartment units and who are disturbing the peace.
 - a) Grievance letters submitted by members of the corporation – A Warning Notice shall be submitted to the member for their guest violating Occupancy Agreement, Article 7, “Member’s Right to a Peaceable Possession”.
- 2) Conference with Sr. Property Manager/Community Director – Discussions of Non members but residents, who are on the occupancy agreement and routinely are bad-mannered and discourteous to Eastern Garden’s management team.
 - a) Disciplinary action to resident/non-member – An Advisory Notice shall be submitted to the member responsible for their resident/non-member actions for unlawful entry of vacate apartment unit.

There being no further business, the regular meeting of the board of directors was adjourned at 8:05 P.M.



Ed Healy, EG Co-op., Inc., Secretary

Minutes approved as presented by a majority vote of the Board of Directors on February 22, 2006



Ed Healy, EG Co-op., Inc., Secretary

The meeting was held at Eastern Garden’s Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Order of business was 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