

**Eastern Gardens Cooperative, Inc.**  
**Executive Session Meeting of the Board of Directors**  
**January 26, 2011 Meeting Minutes**

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The executive closed session meeting by the board of director's was called to order at 6:04 p.m. by President, Mr. James Patrick. Roll call showed the following officers/board directors present:

James Patrick, President, Board Director  
Director  
Donna Schmelz, Treasurer, Board Director  
Ed Healy, Alternate Board Director

Chris Manning, Secretary/Board  
Kathy Slotterback, Board Director

Absent: Val Lopez, V.P./Board Director

**SPECIAL ORDER OF BUSINESS**

1. Eastern Gardens Brochure
  - a) The board reviewed the brochure that Mr. Ed Healy created for Eastern Gardens to be handed out to future members. **Board Action:** Motion to approve the brochure made by Mr. James Patrick, President and seconded by Mrs. Kathy Slotterback, Board Director and carried (5Yea's – 0 Nay's).
2. The Board will discuss and establish agenda items for year 2011
  - a) EG Bylaws
    - i) The board agreed that Article 3 Section 8 (pg. 22) of the Eastern Gardens Bylaws needs to be changed. This is the section that addresses the death of a member. The board agreed that this issue will be taken up at future board meetings.
  - b) EG Occupancy Agreement
    - i) The board agreed that no changes need to be made this moment.
  - c) EG Rules, Regulations & Policies
    - i) The board was in agreement that the club house rules needed to be amended to eliminate outside organization from utilizing the club house. Mr. Ed Healy proposed an amendment to the club house rental policy and the board voted on it. **Board Action:** Motion to approve the amended rule #24 of the club house rental policy made by Mrs. Kathy Slotterback, Board Director and seconded by Mrs. Donna Schmelz, Treasurer and carried (5Yea's – 0 Nay's).
  - d) Business Practices, (e.g. waiting lists, equity buy-in...etc.)
    - i) The board agreed that no changes need to be made this moment.
  - e) Committees (Social, Welcome, Elections...etc.)
    - i) The board agreed that the creation of a neighborhood watch committee will be discussed in the future board meetings.
  - f) Capital Improvement Program (Infrastructure & Grounds)
    - i) The board has decided that a note needs to be inserted in the newsletter informing members to contact Theresa if the lights are off or there is any other maintenance issues that would propose a hazard or potential danger.
    - ii) Per Mr. Gary Haugstad's recommendation a new sign for the front of the complex will be researched.
    - iii) The board has decided to look into any maintenance needs with the asphalt or possibly sealing the asphalt.
    - iv) Eastern Gardens should be expecting new washers and this year, as well as, a cost increase from 60 cents to 75 cents for the washer and 50 cents for the dryer. Mr.
    - v)

- vi) Haugstad stated that he will find out as to the time table for the new equipment to arrive.
- g) Current Events (County, City, State, Federal, e.g. Annexation, Incorporation)
  - i) Mr. Gary Haugstad reported that EG could expect higher water rates per the county's new waste water treatment plant. There is a new water treatment plant in the Sacramento Area that is expected to increase the water cost by 3 times over the next 5 years.

There being no further business, the meeting was adjourned at 8:20 pm.

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Chris Manning, Secretary

***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). Order of business will be in accordance with Eastern Gardens By Laws, Article IV, Section 8.***

***Copies of Agenda/Minutes of regular meetings of the Board of Directors are available at Eastern Garden's business office, 3045 Eastern Avenue, Sacramento, CA 95821***