

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
October 22, 2008 Minutes

Members desiring to address the Board of Directors may submit a written request via the business office, president or secretary, 10 days prior to the meeting date.

The Board of Director's meeting was called to order at 7:00 p.m. by President Mrs. Linda Patrick. Roll call showed the following officers, board directors, and management personnel present:

Linda Patrick, President/Board Director	Ed Healy, Secretary/Board Director
Donna Ripley-Schmelz, Treasurer/Board Director	Frank Lenhart, Board Director
Merritt Miller, Alt. Board Director	Kathy Slotterback, Alt. Board Director
Gary Haugstad, Portfolio Mgr.	Theresa Williams, Community Director

It was moved by V.P. Ms Janice Hoberg, second Director Mr. Frank Lenhart, and carried 5-0 to accept the regular meeting of the board of directors September 24, 2008 minutes, special meetings of the board of directors October 8, 2008 minutes and September 24, 2008 pre-meeting minutes.

REPORT OF OFFICERS

- 1) Treasurer – Mrs. Ripley-Schmelz reported that our current financial status is excellent, i.e., all payment of bills is current with a surplus in the checking account. Copies of the financials are made available to members at their request and can be obtained at the business office.
- 2) Secretary – Reviewed with board the proposed letter on Candidate and AGM to be disseminated to the general membership. Board approved letter for dissemination. Secretary brought to the board's attention the efforts of our community director, Ms. Theresa Williams on her efforts of saving the corporation over \$22,000. The board responded with praise and accolades for her efforts.
- 3) Vice President – Ms. Hoberg reported that the Social Committee is scheduling three social events for the general membership's participation. Nov 5, Nov 22, & Dec 19.
- 4) President – Mrs. Patrick announced the two board members who will carry-over onto the 2009 board, they are: Mrs. Donna Ripley-Schmelz and Ms. Janice Hoberg

COMMITTEES REPORTS

- 5) Election Committee – Ms. Andrews accepted and approved the letter for dissemination to the general membership on Candidate form and Candidate night.

MANAGEMENT REPORTS

- 6) Portfolio Manager – i) Mr. Gary Haugstad reported that the research for Tiger Utilities Vs SMUD is on-going. ii) CAHI inspections lasted 4 ½ hours and it is believed, per the comment by the CAHI inspector, that EG/FPI management has passed with flying colors.
- 7) Community Director – Two (2) items recommended for Board Approval. (See Attachment item III, 1 & 2) **Board Action:** (i) Motion by V.P. Ms. Janice Hoberg, second by Treasurer, Mrs. Donna Ripley-Schmelz, and carried 5-0, to have painted the unfinished buildings where the dry-rot wood was replaced with new wood, (total cost est. \$8,000 by Will's Paint). ii) Motion by Secretary Mr. Ed Healy, second by V.P. Ms. Janice Hoberg and carried 5-0, to add to our current Pest Control Center, Inc. contract \$325.25 a yearly service for aphid control.

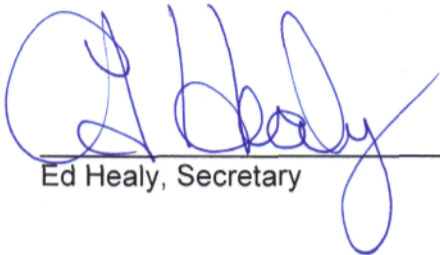
UNFINISHED BUSINESS

- 8) Carpet Replacement Complex Wide – By consensus of the board, current carpet replacement practices will continue to remain as they are with no changes.
- 9) Landscape Maintenance Contract – Tabled until next month's board meeting, November 12, 2008. Management will make further inquiries on proposal submitted by Majestic and/or Huppe.

NEW BUSINESS


- 10) None

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



Ed Healy, Secretary

MINUTES APPROVED AS PRESENTED BY A
MAJORITY VOTE OF THE BOARD OF DIRECTORS

 11/12/08
SIGNATURE DATE

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.

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

COMMUNITY DIRECTOR'S REPORT BOARD MEETING 10/22/2008

I. MOVE-OUT'S MOVE-IN'S

Apartment #70 occupied on 10/3/08. Apartment #94 occupied on 10/15/08. No 30 day notices of Intention to Vacate have been submitted at this time.

WORK ORDERS

9/22/08 – 10/16/08 = (58) Total

A. Work orders requiring special attention:

- 1) Move out renovation process for (2) apartments including administrative process to meet October occupancy.
- 2) Entrance gate callbox speaker replacement.
- 3) North boiler room coupler replacement.
- 4) Tree trimming throughout property for winter safety prevention.
- 5) Pool anti entrapment device installation and acid wash.
- 6) Asphalt cleaning due to vehicles leaking fluid. Notices given out to those members found in violation of parking policy following with "at cost" charge of \$30.00 if parking stalls were not cleaned as notated in notice.
- 7) Dry rot replacements to all buildings have been completed for exterior paint finalization.

II. COMMUNITY PROJECTS

- 1) CAHI audit contracted out through HUD was conducted on 10/14/08. Results to be reported in 30 days.
- 2) Estimates have been submitted for exterior finish up painting.
- 3) Picnic tables have been purchased, assembled and ready for permanent fastening to concrete slab located in picnic area.
- 4) Pool winter preparation is underway with partial pool furniture and heat still accessible weather permitting. *per*
- 5) Landscaping bids still pending Board's review.
- 6) Asphalt cleaning bid received for damage control on non compliance parking stalls.

III. FOR BOARD'S REVIEW AND APPROVAL

- 1) Exterior paint to unfinished buildings.
- 2) Pest Control for yearly service to Crepe Myrtles for aphid control.
Documents attached

Comments: