

**Eastern Gardens Cooperative, Inc.**  
**Regular Meeting of the Board of Directors**  
**October 24, 2007 Minutes**

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

Blair McLeod, President  
Ed Healy, Secretary  
Merritt Miller, Alternate Board Director  
Gary Haugstad, Portfolio Mgr.

Joan Wood, Vice President  
Dick Crockett, Alternate Board Director  
Theresa Williams, Community Director

It was moved by V.P. Joan Wood, second by Alternate Director Merritt Miller and carried, to approve the meeting minutes of the September 26, 2007 board meeting, and the October 23, 2007 special board meeting as printed.

**CORRESPONDENCE**

- 1) Letter(s) from Members:
  - a) Letter from member(s) dated 9/30/07; submitted to the Board requesting that the geraniums west side of building 3007 be removed, due to unsightliness and plant something more uniformity. **Action Taken:** After discussion by the board it was recommended that this issue be referred to the Landscape committee for their input before the board makes its decision. Landscape committee is to report their views to the board concerning this issue No Later Than November 14, 2007. At which time the board will make a determination and vote. President Blair McLeod will notify the landscape committee.

**REPORT OF OFFICERS**

- 2) Treasurer – Financials: Copies are made available to members at their request and can be obtained at the business office.
- 3) Secretary –
  - a) Elections: Mr. Ed Healy reported that it's that time of year again for elections and during the first two weeks of November Eastern Garden's will be soliciting for members to consider running for the board. A letter will be disseminated to the general membership with the details.
  - b) Members Handbook: Mr. Ed Healy distributed individual draft copies of the member's handbook to the board for their review/critic, which the board will present their comments at the next scheduled board meeting for approval to disseminate to the general membership. In addition, Secretary Ed Healy will provide cost proposals to have approximately 150 sets copied with coil binding.
  - c) Pavement Repairs: Mr. Ed Healy reported the completion of the pavement repairs and summarized what the board contracted to have done, (i.e. remove and replace storm drain boxes, repair specific areas identified most needed, fill all cracks ¼ inch and less, slurry seal entire pavement area, re-strip as before, replace concrete bumpers as needed). Mr. Healy stated that any comments or concerns, negative or positive, should be directed to the Board and not management.
- 4) Vice President - Ms. Joan Wood read aloud a brief summary of our financial statements and reported upon the conclusion of the budget meeting held on Tuesday, 10/23/2007 that there will be no carrying charge increase at this time.
- 5) President – Mr. Blair McLeod reported on the cowardly and malicious act of someone posting derogatory comments on the outside door of Theresa William's apartment, which read "Resign or Get Fired, You-R-incompetent". Mr. McLeod stated that these kinds of acts are absolutely unacceptable and will not be tolerated and if caught the Board would take every action necessary to have these person(s) removed from the premises, and possibly subject themselves to legal action.

**COMMITTEES REPORTS**

- 6) Election Committee requested monies for the purchase of materials and postage.  
**Action Taken:** Motion by Secretary Ed Healy, second by V.P. Joan Wood and carried to approve the expenditures. as requested above. The elections committee will purchase the necessary materials and postage, and then give Theresa Williams, all receipts for their reimbursement. Estimation is \$75.00.

**MANAGEMENT REPORTS**

- 7) Portfolio Manager -
- 8) Community Director – (See attachment)
  - a) Proposals submitted per last month’s request by the board for the removal of four (4) each trees as recommended by Mr. Kent Brister, Sacramento Tree Foundation. Motion by V.P. Joan Wood, second by Alternate Director Merritt Miller and carried to accept the proposal submitted by the Tree Pros in the amount of \$1,375.00 to have all four trees removed.
  - b) Proposal submitted per last month’s request by the board to install an antenna on the roof of the clubhouse. Motion by Alternate Director Richard Crockett, second by Alternate Director Merritt Miller and carried to accept the proposal submitted by Orion Communications in the amount of \$473 (a one-time-cost) for the installation of an antenna on the roof of the clubhouse.

**UNFINISHED BUSINESS**

- 9) Election Committee proposal, see Committee Reports.
- 10) Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations.
  - a) Transfer of Membership – TABLED. Special meeting will be scheduled at board’s discretion.
  - b) Occupancy Agreement – TABLED. Special meeting will be scheduled at board’s discretion.
  - c) Quarterly Membership Meetings – TABLED. Special meeting will be scheduled at board’s discretion.

**NEW BUSINESS**

- 11) None

**MEMBERSHIP COMMENTS**

General discussions and questions by the members

**REPORT OF PRE-MEETING SESSION**

The closed session was called to order by President Blair McLeod, at 6:05 PM. There were no members from the general membership present. Roll call showed the following officers, board directors and management personnel present:

Blair McLeod, President  
Ed Healy, Secretary  
Gary Haugstad, Portfolio Mgr.

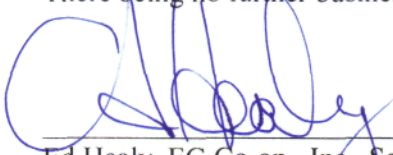
Joan Wood, Vice President  
Merritt Miller Alternate Board Director

**DISCUSSIONS:**

- 12) Letters from the Membership – See Correspondence
- 13) The posting of derogatory comments on the outside door of the community director’s apartment, which read “Resign or Get Fired, You-R-incompetent”. President Blair McLeod commented that he would be addressing this issue during the regular board meeting.

The pre-meeting closed session meeting adjourned at 6:35 PM.

There being no further business, the regular meeting of the board of directors was adjourned at 7:55 P.M.

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

**MINUTES APPROVED AS PRESENTED BY A  
MEMBER OF THE BOARD OF DIRECTORS**  
 11/14/07  
**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*