

EASTERN GARDENS COOPERATIVE  
BOARD OF DIRECTORS MEETING  
OCTOBER 26, 2005

Meeting called to order at 7:20 p.m. by Mary Kirk, Secretary

Present:

Ed Healy, 2nd Vice President  
Mary Kirk, Secretary  
Kathy Slotterback, Treasurer  
Margaret Saunders, First Alternate  
Gary Hogstadt, F. P. I. Representative  
Theresa Williams, Community Director

Absent:

Alphonso Baute, President - due to illness  
June Robinson, Vice President - out of the country

Reports:

Gary Hogstadt, who explained about the roof work. Also stated he would talk again to Jeff Williamson and check with the Manufacturer's Representative regarding the long screws showing under the overhang. A question was posed, "Could the nails be cut off?" Gary said he would check. A second question was posed, "Will cutting the screws off affect the warranty?" He will check that also. Kathy Slotterback stated that if they said it would not affect the warranty that should be put in writing. That was tabled until the December meeting.

Theresa Williams then gave her report (see copy attached).

No other reports. Meeting opened to questions from the membership.

Kathy Kent's letter was addressed regarding the members who use the swimming pool during the winter months being allowed to have a few items of furniture. Kathy Kent stated she had written the letter at the request of the interested members and not for herself. A discussion ensued. Kathy Slotterback made the motion to keep the Board decision made last year, in place. No furniture in the pool area during the winter months. Ed Healy seconded the motion. Motion carried without descent.

Mary Kirk read the minutes of the September 2005 meeting. Ed Healy made a motion to accept the minutes as read. Margaret Saunders seconded the motion. Motion passed

without descent.

Mike Romp brought up the subject of the horseshoe pit, with suggestions that it should be removed and grassed over, or put to some other use. There were enough members who disagreed with this idea, that the Board tabled the matter for review and follow up at a later date.

The subject of forming an Election Committee was introduced by Mary Kirk. A general discussion ensued. Some members were opposed, but, many were in agreement.

After a lively discussion Ed Healy suggested that the idea had merit and we should proceed to give the idea a try. A general agreement was reached to that effect.

Mary Kirk passed out some copies of suggestions regarding the formation of the Election Committee. Volunteers will be solicited at the December meeting.

Meeting adjourned by Mary Kirk at 8:35 p.m.

Submitted by Mary Kirk, Secretary

MANAGER'S REPORT  
BOARD MEETING 10/26/05

MOVE-OUT'S MOVE-IN'S

Member gave 30 day notice to vacate apartment #35 on 10/31/05.  
Vacancy to be filled by member residing in apartment #3 from transfer list.  
Applicant from outside waiting list has passed screening criteria for apartment #3  
move-in.

WORK ORDERS

Total 9/26-10/21 (95)

Work orders requiring special attention

- 1) Boiler room vents replaced by maintenance technician.
- 2) Prepared for CAHI inspection consisting of all facilities on property, i.e.  
Storage areas, laundry rooms, clubhouse, restrooms and office.
- 3) Painted and patched walls in restrooms of clubhouse.
- 4) Installed paper towel holders and soap dispensers to laundry rooms.

EXPENSES

- 1) Reconstruction of dumpster enclosure by maintenance technician.  
Cost: \$2195.00

COMMUNITY PROJECTS

- 1) Preparation according to checklist required for the Management &  
Occupancy Review conducted by CAHI on 10/19/05.
- 2) Section 8 recertification process to meet January and February deadline.
- 3) Drafting of November Newsletter.
- 4) Applicant screening process completed for next (2) applicants on outside  
waiting list.
- 5) Roof replacements still underway.

### SAFETY INCIDENT

- 1) Back gate at Robertson found non-operational do to either being hit or forced open knocking gate off the track. Member's bike reported being stolen from balcony the same night.
- 2) Maintenance technician had job related injury when hanging door's to dumpster enclosure. Tool (square) fell hitting his mouth knocking out tooth. But "said it didn't hurt!"

### PROPOSALS SUBMITTED

- 1) J.A Valley-Install handicap ramp in front of laundry room. Cost:\$2,650.00
- 2) Maintenance technician(Bill)-a. Horseshoe Pitts-To replace \$460.00  
To remove \$75.00  
b. Handicap ramp-Front installation \$1700.00  
Side entry " \$700.00

### LETTERS TO THE BOARD

- 1) Request to leave items of pool furniture out giving the manager the discretion for time frame.

### EVENTS FOR NOVEMBER

- 1) Annual inspections to start 10/31/05 through 11/17/05. Information sent out to membership in letter dated 10/20/05.
- 2) Manager has requested vacation 11/21/05 through 11/25/05.
- 3) Board meeting on 11/16/05 @ 7:00pm. Resumes for positions on the board must be turned in no later than this date. Actual voting will be held Tuesday, 12/13/05 @ 7:00pm.
- 4) No potluck for November.