

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
November 12, 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 Vice President Ms. Janice Hoberg. Roll call showed the following officers, board directors, and management personnel present:

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|--|--|
| 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 | |
| Theresa Williams, Community Director | |

Absent: Mrs. Linda Patrick, President Mr. Gary Haugstad, Portfolio Mgr, FPI

It was moved by Treasurer Mrs. Ripley-Schmelz, second by Acting Director Mr. Merritt Miller, and carried 5-0 to accept the regular meeting of the board of directors October 22, 2008 minutes, and October 22, 2008 closed session 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 – Requested the addition to the current agenda "Candidate Approval". Approved by consensus of the board. Special thanks to Mr. Frank Lenhart for his efforts on EG's inventory of parts and supplies.
- 3) Vice President – Ms. Hoberg reported that President, Mrs. Linda Patrick is recovery well from her surgery. Also, she reminded everyone about the potluck dinner on November 22, 2008 at the clubhouse.
- 4) President – Absent

COMMITTEES REPORTS

- 5) Election Committee – Chairperson, Ms. Andrews reported that she had received 7 applications from members desiring to run for the 2009 Board of Directors, in alphabetic order they are:

| | |
|--------------------|-------------------------|
| i) Haley, Laynette | v) Miller, Merritt |
| ii) Healy, Ed | vi) Patrick, James |
| iii) Kirk, Mary | vii) Saunders, Margaret |
| iv) Lenhart, Frank | |

Ms. Andrews reported that ballots will be mailed directly to each member's residence, via U.S. Mail.

MANAGEMENT REPORTS

- 6) Portfolio Manager – Absent
- 7) Community Director – Two (2) items recommended for Board Approval. (See Attachment item III, 1 & 2) **Board Action:** See New Business. i) Motion by Secretary Mr. Ed Healy, second by Director Mr. Frank Lenhart, and carried 5-0, as recommended by management, to install two additional downspouts at each end of the buildings for better water drainage.

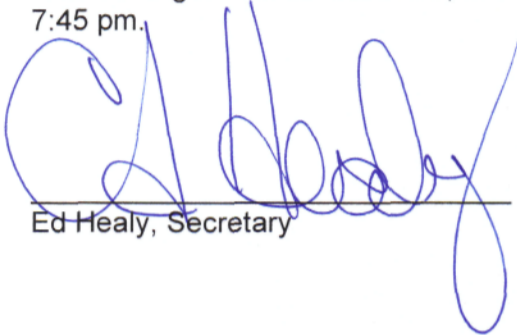
UNFINISHED BUSINESS

- 8) HUD's review/approval of Occupancy Agreement is pending.
- 9) Landscape Maintenance Contract – **Board Action:** Motion by Director Mr. Frank Lenhart, second by Acting Director Mr. Merritt Miller, and carried 5-0, to replace Arreola's Lawn Maintenance with Majestic Lawn Maintenance. New service will commence approximately on December 17, 2008.

NEW BUSINESS

- 10) Candidate Approval – **Board Action:** Motion by Secretary Mr. Ed Healy, second by Mrs. Donna Ripley-Schmelz, and carried 5-0, approving those members who have applied as candidates for the 2009 Board of Directors. All Candidates are in good standing with Eastern Gardens Cooperative, Inc. and are eligible to run for the board of directors.

There being no further business, the regular meeting of the board of directors was adjourned at 7:45 pm.



Ed Healy, Secretary

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



12-9-08

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 11/12/2008**

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

Apartment #57 vacant. Family will notify management on 30 day notice of Intention to Vacate.

WORK ORDERS

10/20/08 – 11/07/08 = (42) Total

A. Work orders requiring special attention:

- 1) Completion of cleaning gutters to remaining (2) buildings.
- 2) Replacement of pole light located at Robertson gate and building #3087.
- 3) Additional post replacement to Southside of pool fence including new capping.
- 4) Exterior painting completed to all buildings.

II. COMMUNITY PROJECTS

- 1) HUD notified Eastern Gardens that a "Above Average" rating was given on the annual audit review.
- 2) 60-day rent increase notification was distributed to entire membership with a tentative date of January 1, 2009 awaiting HUD approval.
- 3) Election process for Board of Director candidate selection.

III. FOR BOARD'S REVIEW AND APPROVAL

- 1) Final decision on Gardening landscape proposals.
- 2) Maintenance has suggested to install (2) additional downspouts to each building for better water drainage needed at end of buildings. Suggestion is to contract gutter installers that originally did gutter replacements. Estimated cost is about \$75.00 a downspout as given by our maintenance person. If amount is more than this by Gutter Company, maintenance, Kurt has volunteered to do installation.

Comments: