

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
November 15, 2006 Minutes

ORIGINAL

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	Joan Wood, Vice President
Ed Healy, Secretary	Margaret Saunders, Treasurer
Rick Caughey, Director	Frank Lenhart, Alternate Board Director
Kathy Slotterback, Alternate Board Director	
Gary Haugstad, Sr. Regional Property Manager	Theresa Williams, Community Director

It was moved by Joan Wood, second by Rick Caughey, and carried, to approve the minutes of the October 25, 2006, and special meeting minutes of the October 31, 2006, meeting as printed.

CORRESPONDENCE

None

REPORTS

- 1) OFFICERS/BOARD MEMBERS/ALTERNATES
 - a) Secretary, Ed Healy - Reported that 14 members have submitted statements for candidacy to run for the Board. All candidates are in good standing with Eastern Gardens.
 - b) Vice President Joan Wood – Announced that Eastern Gardens will be having a pot-luck dinner on Friday, November 17, 2006 @6:00 p.m. in the clubhouse and the entire membership is invited, so far 35 members have signed up to attend. Point-of-contacts are: Joan Wood and/or Gladys Glatt.
- 2) COMMITTEES – See report of closed session meeting minutes
- 3) SR. REGIONAL PROPERTY MANAGER – Reported that roofs on building 3085/3087 are nearing completion and roofs to building 3005/3007 will commence when weather conditions permit, estimated start date 11/24/2006.
- 4) COMMUNITY DIRECTOR – (see attached report)

UNFINISHED BUSINESS

- 5) Capital Improvements Projects (CIP)
 - a) Roof status – See property manager report.
 - b) Pet Policy - Upon the Board's review and due to time constraints, the board has tabled this issue and will forward it onto the 2007 Board of Directors for their continued review/action.

NEW BUSINESS

- 6) Introduction of candidates for 2007 Board of Directors – Each candidate was given an opportunity to express themselves as to why they are interested in running for the board.
- 7) Candidate Statement Booklet – Upon the Board's review and discussion of the booklet, the Board accepted and approved the Candidate Statement Booklet for dissemination to the general membership.

GOOD OF THE ORDER

- a) None

REPORT OF CLOSED SESSION

The closed session was called to order by Vice President Joan Wood, at 6:00 PM. There were no members from the general membership present. Roll call showed the following officers, board directors and management personnel present:

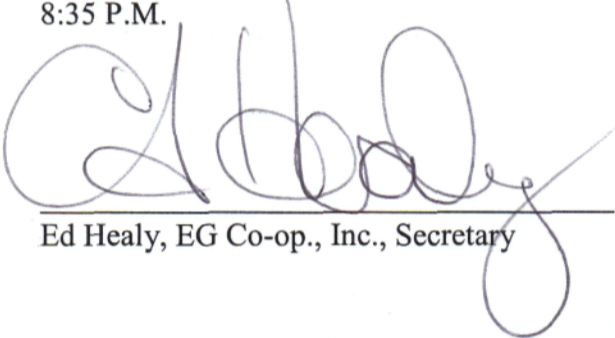
Blair McLeod, President	Joan Wood, Vice President
Ed Healy, Secretary	Margaret Saunders, Treasurer
Rick Caughey, Director	Frank Lenhart, Alternate Board Director
Kathy Slotterback, Alternate Board Director	
Gary Haugstad, Sr. Regional Property Manager	Theresa Williams, Community Director

- 1) Committee Report – FOCUS Group Response
- a) In reference to letter dated 10/31/06 submitted to the board from the FOCUS groups final conclusion on issues concerning breezeways, patios, balconies, and community appearance. The Board concluded that no significant changes, (i.e., proposed amendments), were recommended by the FOCUS group. Therefore, upon the Boards review on these issues it was concluded that no changes or amendments will be made to our current standing rules at this time. Motion by Ed Healy, second by Frank Lenhart, and carried.
 - b) In reference to letter dated 10/31/06 submitted to the board from the FOCUS groups final conclusion on issue concerning quarterly general membership meetings. The Board concluded to table this item for carry over to the 2007 Board of Directors for their continued action to permit more time for discussion and any amendments necessary to the By-Laws. Motion by Ed Healy, second by Joan Wood, and carried.
 - i) The seconded proposal that would allow members to put subject matters on any monthly meeting's agenda through written request five days in advance of that meeting. Upon the Board's review of this issue, it was concluded that future regular meetings of the board of directors agenda be reformatted to allow for new item, i.e., "Members Comments" to be inserted into the agenda after "New Business" and before meeting adjournment with the understanding that no immediate response from the board will be necessary until further review or studies are conducted. This does not change the already existing process of submitting a written request 10 days prior to the meeting date. Motion by Rick Caughey, second by Ed Healy, and carried to accept the proposed change to the agenda.
 - c) In reference to letter dated 11/5/06 submitted to the board from a series of meetings held by the FOCUS group, which they've concluded with a list of concerns. Upon the Board's review and discussion of those concerns, the board has taken them under advisement and will forward them onto the 2007 Board of Directors for their continued review/action. The Board wishes to thank the FOCUS Group and those who attended them for their time and effort and for sharing their concerns.


- 2) Motion by Ed Healy, second by Joan Wood, and carried, to permit Blair McLeod to continue in office for a period not to exceed one additional year. NOTE: Mr. McLeod will carry-over as a Director and not as President. In accordance with Article V, Section 3; and Article VI, Section 1 of our By-Laws; officers for 2007, all of whom shall be elected by and from the Board of Directors, typically this has been done during the first meeting of the new board.
- 3) Motion by Blair McLeod, second by Joan Wood, and carried, to permit Ed Healy to continue in office for a period not to exceed one additional year. NOTE: Mr. Healy will carry-over as a Director and not as Secretary. In accordance with Article V, Section 3; and Article VI, Section 1 of our By-Laws; officers for 2007, all of whom shall be elected by and from the Board of Directors, typically this has been done during the first meeting of the new board.
- 4) It was recommended by Management to send out notices by end-of-month (November) notifying membership of the 4% increase to our monthly carrying charges beginning February 1, 2007. Motion by Joan Wood, second by Rick Caughey, and carried, accepting managements recommendation.

The closed session meeting adjourned at 6:55 PM.

There being no further business, the regular meeting of the board of directors was adjourned at 8:35 P.M.


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

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

 12/12/06
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