

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
December 11, 2007 Minutes

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
Shirley Brown, Board Director
Merritt Miller, Alternate Board Director
Theresa Williams, Community Director

Joan Wood, Vice President
John Stofanik, Board Director
Dick Crockett, Alternate Board Director

It was moved by V.P. Ms. Joan Wood, second by Board Member Mr. John Stofanik, and carried, to approve the meeting minutes of the November 5, 2007 special board meeting and November 14, 2007 regular board meeting, as printed.

REPORT OF OFFICERS

- 1) Treasurer – Copies of the financials are made available to members at their request and can be obtained at the business office. Copies of Eastern Gardens 2008 Budget are now available at the business office
- 2) Secretary –
 - a) Member's handbook will be available by end of the year 2007.
 - b) Reports received from committees: The landscape committee is the only committee that submitted a report; no other reports have been received. Special thanks to all committees for their volunteered time and efforts; special recognition and thanks to the following committees: Landscape Committee, Elections Committee and Social/Welcome Committee.
- 3) Vice President – Ms. Joan Wood wished to thank all those for their support, while serving as V.P.
- 4) President – Mr. Blair McLeod wished to thank all those for their support while serving as President.

COMMITTEES REPORTS

- 5) No report(s)

ELECTION OF INSPECTORS OF ELECTION

- 6) Brian Gallagher, Isabelle Andrews, Mack Stonham, Kathy Kent, & Mary Kirk

ELECTION OF DIRECTORS

- 7) Brian Gallagher, Chairman for the election committee read the final results for the 2008 Board of Directors elections:
 - a) Mrs. Linda Patrick – 55 votes
 - b) Ms. Janice Hoberg – 48votes
 - c) Mrs. Donna Ripley-Schmelz – 38votes
 - d) Mr. Ed Healy – 38 votes
 - e) Mrs. Frank Lenhart – 37 votes
 - f) Mr. Merritt Miller – 34 votes
 - g) Ms. Kathy Slotterback – 31 votes
 - h) Ms. Shirley Brown – 28 votes
 - i) Ms. Margaret Saunders – 28 votes
 - j) Mr. Brian Gallagher – 1 vote

MANAGEMENT REPORTS

- 8) Portfolio Manager – Absent
- 9) Community Director – Motion by Secretary Mr. Ed Healy, second by Board Member Mr. John Stofanik, and carried to have management coordinate with Arreola's for the removal of one tree at buildings 3035 and one tree at building 3005 and one tree at building 3007 due to root encroachment of the buildings foundations, and in addition to remove the dead/dying junipers on the median of building 3035. (See attachment)

UNFINISHED BUSINESS

- 10) Antenna for Clubhouse: Management obtained pricing from Comcast cost is: \$51.95 monthly fee and a one time installation fee of \$75.00. After additional discussions the board opted to install the antenna at a one time cost of \$473.00. **Action Taken:** Motion by Board Member Mr. John Stofanik, second by Secretary Mr. Ed Healy, and carried to install a separate TV antenna on the roof of the clubhouse.
- 11) Secretary Mr. Ed Healy read the board's conclusion and actions management will take concerning the landscape committee's report and recommendations by the Sacramento Tree Foundation and the Sacramento Suburban Water Agency irrigation audit report. (See attachment)

- 12) Proposed Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations.
Items submitted for carry-over to 2008.
- | | |
|---|------------------------------------|
| i) Officers Duties/Responsibilities | iii) Quarterly Membership Meetings |
| ii) Primary Residency/Occupancy Agreement | iv) Transfer of Membership |

NEW BUSINESS

13) None

MEMBERSHIP COMMENTS

General discussions and questions by the members

REPORT OF CLOSED PRE-MEETING SESSION

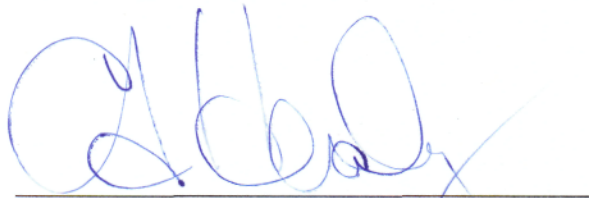
The Board of Director's pre-meeting closed session was called to order at 6:00 p.m. by President Blair McLeod. Roll call showed the following officers, board directors, and management personnel present:

Blair McLeod, President	Joan Wood, Vice President
Ed Healy, Secretary	John Stofanik, Board Director
Shirley Brown, Board Director	Dick Crockett, Alternate Board Director
Merritt Miller, Alternate Board Director	


- 14) Letter from the family of a deceased member submitted to the Board with a formal complaint against a member. **Action Taken:** By majority consensus of the board, it was recommended and approved that management would submit an article in the next Tattler newsletter on the subject of protocol for the In-house Waiting List, no further action taken.
- 15) Year-end bonuses:
- Motion by Secretary Mr. Ed Healy, second by V.P. Ms. Joan Wood, and carried to award Ms. Theresa Williams, Community Director, a \$300.00 bonus for her outstanding performance for the year of 2007. Note: Eastern Gardens is budgeted for this expense.
 - Motion by V.P. Ms. Joan Wood, second by Secretary Mr. Ed Healy, and carried to award Mr. Frank Lenhart, member-at-large, a \$50.00 gift certificate from Trader Joe's for his outstanding support and assistance in the inventory and up-keep of Eastern Garden's work shops and storage rooms.

The pre-meeting closed session meeting adjourned at 6:50 PM.

There being no further business, the AGM was adjourned at 7:45 pm


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

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

 23 JAN 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

Eastern Gardens

3045 Eastern Avenue * Sacramento, CA 95821 * 916-489-1604 * Fax 916-489-1627

December 11, 2007

The board reviewed the committee's report on the issues of landscaping and agreed with some of the committee's suggestions and recommendations of which management has already taken action on them. Observing the Committee's concerns, the Sacramento Tree Foundation recommendations, the Sacramento Suburban Water Agency audit report, and Arreola's five year report, and keeping with Eastern Garden's budgetary constraints, the board has concluded the following:

1. **Trees:** This will include maintenance such as pruning, trimming and the removal and replacement of them. **Action Taken:** At the recommendation of the committee, Arreola's Landscaping and the Sacramento Tree Foundation, four trees requiring immediate removal were contracted out. Management obtained and submitted three proposals for the board's review and awarded the contract to the Trees Pros, Inc. for their removal, this included stump grinding. Observing budgetary constraints further removal of trees that are dead or dying and they negatively impact infrastructure and surrounding areas will be considered on a case-by-case basis. New trees will be provided by the Sacramento Tree Foundation at no charge; this will also include type and placement of new trees. Eastern Garden's current landscape maintenance contractor, Arreola's, will plant and install all new trees provided to them at no charge per the instructions of the Sacramento Tree Foundation. Information on "How-to-Prune" trees provided by the tree foundation was forwarded onto Arreola's for their future use.
2. **Shrubbery:** This will include maintenance such as trimming and removal and replacement. **Action Taken:** Management provided copies of the landscape committee's report to Arreola's. In addition, management instructed Arreola's to allow certain shrubs to grow without excessive cut-back. Again, observing budgetary constraints, management will remove/replace shrubbery on an as-needed-basis. Type, size and location will be considered when planting new shrubbery to avoid higher maintenance costs, e.g. shrubbery that does not flower, bloom or produce fruit. In addition, management will consider plants and shrubbery that are indigenous to the area. Eastern Garden's will bare the expense for the purchase of all new shrubbery and Arreola's will plant at no cost to the corporation.
3. **Irrigation:** This will include maintenance on all controllers, valves, timers, sprinkler heads and piping for their removal and/or replacement. **Action Taken:** Management contacted the Sacramento Suburban Water Agency requesting assistance for the problems we are encountering. The agency forwarded our concerns onto their in-house contractor, Irrigation Consultation & Evaluation, who in-turn conducted an audit of our property under a program called "Water Wise House Call". A complete report was provided to management which was then forwarded onto the board for their review. Management provided copies of the audit report to Arreola's who will begin addressing some of the less expensive recommendations made by the contractor/agency, e.g., different types of sprinkler on a single station, unmatched heads, missing or damaged sprinkler heads, controller batteries, broken irrigation pipes, mulch needed around plants, and irrigation schedules. Due to the higher expense and cost involved, the addition of new controllers, station valves, timers or irrigation pipes that accommodate shrubbery, lawns or trees that are watered by the same stations which cause over or under watering will be reviewed by management/board for consideration, e.g. taking one/two buildings at a time.

In conclusion, the board has compiled all its findings, i.e. Landscape Committee Report, Irrigation Consultation & Evaluation Audit Report, and Arreola's Five Year Landscape Report into one book which management will keep on file at the business office for current and future use as a guide on all landscape projects.

It's our hope that with the recommendations and advice from the various agencies and committees concerning landscape issues, future boards will be able to make reasonable and fair decisions on this matter. In addition, management will submit an article in the next Tattler newsletter informing the general membership as to the landscape issues and its findings.

Thank You - Eastern Gardens Board of Directors