

**Eastern Gardens Cooperative, Inc.  
Annual General Membership Meeting  
December 12, 2006 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	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 November 15, 2006, and November 29, 2006, meetings as printed.

Total number of the General Membership present not including officers/board directors was twenty-one (21).

**CORRESPONDENCE**

None

**REPORTS**

- 1) OFFICERS/BOARD MEMBERS/ALTERNATES - None
- 2) COMMITTEES – None
- 3) SR. REGIONAL PROPERTY MANAGER – Reported that roofs on building 3005/3007 are currently being repaired.
- 4) COMMUNITY DIRECTOR – (see attached report)

**INSPECTORS OF ELECTION**

- 5) Brian Gallagher, Chairman for the election committee read the final results for the 2007 Board of Directors elections:
  - a) John Stofanik Sr. 44 votes (Director)
  - b) Joan Wood 42 votes (Director)
  - c) Shirley Brown 42 votes (Director)
  - d) Mary Kirk 39 votes (Alternate)
  - e) Frank Lenhart 37 votes (Alternate) Cut off point
  - f) Richard Crockett 34 votes
  - g) Merritt Miller 32 votes
  - h) Margaret Saunders 32 votes
  - i) Kathy Slotterback 28 votes
  - j) Mickii Wilner 21 votes
  - k) Rick Caughey 11 votes
  - l) Diane McKee 11 votes
  - m) June Robinson 11 votes
  - n) John Stofanik Jr. 8 votes

- 6) Brian Gallaher also reported the Board member carry-overs from 2006 who will also be serving on the 2007 are Blair McLeod and Ed Healy. The Officers will be elected by the Directors, at which time you will be notified of those results.

**UNFINISHED BUSINESS**

- 7) Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations were tabled and not yet approved/disapproved or discussed.
- a) Pet Policy – Review current EG Rules concerning pets Vs current HUD & Fair Housing Laws.
  - b) Occupancy Agreement – Review current EG occupancy agreement in reference to Primary Residency and Eviction procedures

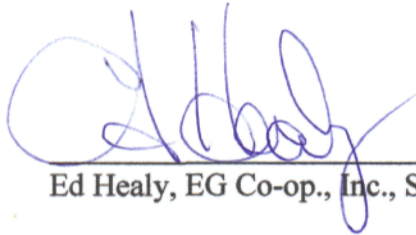
**NEW BUSINESS**

- 8) None

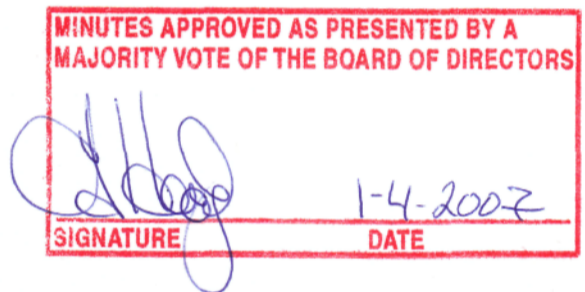
**GOOD OF THE ORDER**

- 9) In accordance with Eastern Gardens By-Laws, the new board and alternates hold a special meeting within the next 10 days to determine Eastern Garden's officers for year 2007;

There being no further business, the meeting was adjourned at 8:35 P.M. The next regular executive board meeting will be determined by the new board.



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



*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.*

*Agenda/Minutes of meetings are available for review at Eastern Garden's business office, 3045 Eastern Avenue, Sacramento, CA 95821*

**COMMUNITY DIRECTOR'S REPORT  
BOARD MEETING 12/12/06**

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

None

**II. WORK ORDERS**

Total 11/13/06 – 12/8/06 (90)

**A. Work orders requiring special attention**

- 1) Safety stripping around drains on asphalt driveways for trip hazard prevention.
- 2) Remove hose's from outside faucets to prevent breakage from freezing.
- 3) All apartment door locks to have graphite applied to prevent sticking.
- 4) Removal of organic growth throughout property curbs, walkways and common areas.
- 5) Weather stripping to all vacuum breakers for irrigation sprinklers.

**III. COMMUNITY PROJECTS**

- 1) Notification to local organizations/groups and newspapers for opening of waiting list dated January 2 through February 2, 2007.

**IV. EXPENSES**

Cal Service Electric – Replacement cost of circuit breakers and labor due to vandalism, \$3061.00.

**V. PROPOSALS**

None

**VI. LETTERS TO THE BOARD**

None