

**Eastern Gardens Cooperative, Inc.**  
**Regular Meeting of the Board of Directors**  
**December 9, 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 President Mrs. Linda Patrick. Roll call showed the following officers, board directors, and management personnel present:

Linda Patrick, President/Board Director  
Ed Healy, Secretary/Board Director  
Frank Lenhart, Board Director  
Kathy Slotterback, Alt. Board Director  
Theresa Williams, Community Director

Janice Hoberg, V.P./Board Director  
Donna Schmelz, Treasurer/Board Director  
Merritt Miller, Alt. Board Director

Absent: Mr. Gary Haugstad, Portfolio Mgr, FPI

It was moved by Secretary Mr. Ed Healy, second by V.P. Ms. Janice Hoberg, and carried 5-0 to accept the regular meeting of the board of directors November 12, 2008 minutes, and November 12, 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 – Mr. Ed Healy presented the entire board with Certificates of Appreciation for their efforts for year 2008.
- 3) Vice President – Ms. Hoberg reminded everyone of the "Potluck" social dinner on Friday, December 19, 2008 at the clubhouse.
- 4) President – Mrs. Linda Patrick reported on Mr. Gary Haugstad's recommendations that we approve Ms. Laura Pregent for the auditing and tax reports for year 2008. **Board Action:** Motion by Treasurer, Mrs. Donna Schmelz, second by Secretary, Mr. Ed Healy, and carried 5-0 accepting and approving Mr. Haugstad's recommendation for Pregent to prepare the audit and tax reports for year 2008.

**COMMITTEES REPORTS**

- 5) See Inspectors of Election

**INSPECTORS OF ELECTION/ELECTIONS COMMITTEE**

- 6) Election of Directors – Upon the closing of the poles, Chairperson, Ms. Andrews reported the following election tally for the 2009 Board of Directors: Total ballots cast, **66** of **111** = **59% turnout**. The general membership voted on three (3) vacancies, (i.e., the first highest three will become board members while the next two with the least number of votes will become alternates).
  - i) **Frank Lenhart – 35** Director
  - ii) **Mary Kirk – 33** Director
  - iii) **Ed Healy – 28** Director
  - iv) **Merritt Miller – 26** Alt. Director
  - v) **James Patrick – 26** Alt. Director \_\_\_\_\_ Cutoff
  - vi) Laynette Haley – 25
  - vii) Margaret Saunders – 24

**MANAGEMENT REPORTS**

- 7) Portfolio Manager – Absent
- 8) Community Director – See attached report

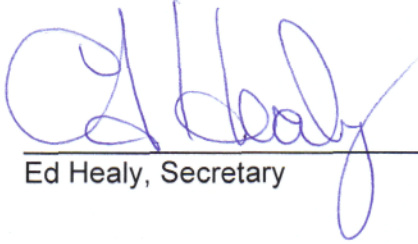
**UNFINISHED BUSINESS**

- 9) None


**NEW BUSINESS**

- 10) None

There being no further business, the AGM and meeting of the board of directors was adjourned at 8:00 pm.

  
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Ed Healy, Secretary

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

 1-28-09  
**SIGNATURE** **DATE**

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*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 12/09/2008

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

Apartment #57 to vacate 12/31/08. Apartment #90 to transfer to apartment #57. Outside applicant to occupy apartment #90. Apartment #30 to vacate 1/5/08. Outside applicant to occupy apartment #30.

### WORK ORDERS

11/10/08 – 12/4/08 = (37) Total

#### A. Work orders requiring special attention:

North boiler room HDC energy saving system malfunctioned resulting in irregular hot water temperature.

### II. COMMUNITY PROJECTS

- 1) Rent increase and contract renewal still awaiting HUD's approval. The reason for this delay was that HUD required additional documents to be signed by the Board that was never implemented before.
- 2) New gardening vendor to start work on 12/17/08.
- 3) Results of Election process for 2009 Board of Directors will be announced at tonight's Board meeting.
- 4) Applicant orientation, screening and interview process required for (2) move ins.
- 5) Waiting list opening for 1/2/09 through 2/2/09 preparation consisting of; maketing outreach letters to ethnic organizations, advertisements placed in Sacramento Bee, The Observer and El Hispano for additional outreach notification along with membership notification. These functions are required by HUD annually.
- 6) 2008 Tax preparation and audit is being scheduled with the accounting firm that conducted process last year pending the Boards approval.

Comments: