

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
February 21, 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	Joan Wood, Vice President
Ed Healy, Secretary	Shirley Brown, Treasurer
John Stofanik, Director	Frank Lenhart, Alternate Board Director
Richard Crockett, Alternate Board Director	Theresa Williams, Community Director

Guest Speaker Mr. Kurt Whisenhunt, Sacramento Building Repair, was present.

It was moved by Treasurer, Ms. Brown, second by VP, Ms. Wood, and carried, to approve the meeting minutes of the January 24, 2007, meeting as printed.

CORRESPONDENCE

None

REPORTS

- 1) Treasurer – Motion by Board Director Mr. Stofanik, second by VP, Ms. Wood, and carried to accept treasurer's report.
- 2) Secretary –
 - a) Board of Director's Code of Ethics distributed to board members for their signature. Copies of signed ethics will be returned to board members for their records.
 - b) Copies of the proposals by the four roofing contractor's for 2006 were provided to Treasurer Ms. Brown at her request.
 - c) Copies of Eastern Garden's 2007 budget w/footnotes were provided by Secretary Mr. Healy to all board members.
- 3) President – Reminded the general membership that all pre meetings of the board of directors in respect to the privacy of its members who have submitted letters to the board are closed sessions and should not be considered secret meetings. Special meetings or pre meetings that are of the non-sensitive issue, the general membership is always welcome to attend, but are not necessarily open to the floor for discussion. Special meetings by the Board are designated for a primary purpose for the board's principle purpose to discuss and resolve specific issues without the interruption or comments by the general membership and should not be confused with special meetings by the general membership. Any resolutions will be disseminated and made available to the general membership at the appropriate time.
- 4) COMMITTEES – None
- 5) SR. REGIONAL PROPERTY MANAGER – Absent
- 6) COMMUNITY DIRECTOR - (see attachment)

UNFINISHED BUSINESS

- 7) Director's Code of Ethics (see Secretary's report)
Guest speaker Mr. Kurt Whisenhunt, Sacramento Building & Repair. Mr. Whisenhunt estimated costs for cutting and covering the exposed screws on the eaves of those buildings that have been exposed, (i.e., parts, labor, & materials). Mr. Whisenhunt estimated that only two

inches can be cut-off leaving a ½ inch exposed. Options would be to leave the exposed screws and only cover them up with siding at a cost of \$8-10k. Doing either would only provide better esthetics, (i.e., a better looking under eaves) and would not enhance the roofing structure. Conclusion, decide to either clip up, cover over or leave it alone. Consensus of the board is to leave it alone. However, on all future roof replacements the board will ensure that the scope of work deals with the proper size screws on the roof overhangs. Motion by Board Director Mr. Stofanik, second by Treasurer Ms. Brown, and carried to accept Mr. Whisenhunt proposal to conduct outside repairs on various buildings (i.e., old downspouts, sheathing...etc). Mr. Whisenhunt offered his services as project manager on any future roof replacements.

- 8) Treasurer Ms. Shirley Brown was given board approval to research SMUD's energy conservation programs that may be of use to the corporation and is to report back to the board with her findings. Community Director Theresa Williams explained that all refrigerators, stoves and dishwasher purchases are already energy efficient and that Eastern Gardens receives discounts from the vendor because we are an FPI managed property and that these items are purchased at volume.
- 9) Committees – President Mr. McLeod reported that he has received a total of 13 names for committee consideration. Board is to schedule a special meeting for all committee volunteers.
- 10) Amendments/Revisions/Additions of Bylaws/Occupancy Agreement/Rules & Regulations – No action taken at this time. It was recommended that the board schedule special meetings to discuss the following:
- 11) Secretary Mr. Healy provided individual packets to all board members in reference to pets, primary residency, membership quarterly meetings, (e.g., Current rules, FPI's rules at other properties on Pets, state and federal laws requirements...etc.). Secretary Mr. Healy will obtain a draft of the O.A. from the Law Offices of Gary Link. Mr. Link was charged with the task of reviewing Eastern Garden's current occupancy agreement (O.A.) and providing the board with a draft with various changes, in respect to current changes in the law.

NEW BUSINESS

- 12) Eastern Gardens Web Site – Secretary Mr. Ed Healy provided information to the board for their review and consideration for Eastern Gardens to obtain its own web site for its members and if desired to the World Wide Web. Members would have access to view all Eastern Gardens documents, (i.e., Articles of Incorporation, Regulatory Agreement, Bylaws, Rules & Regulations, Newsletters, Notices...etc). Initial set-up costs, (i.e., web sit and design, host name, first year subscriber fee); would be approximately \$350.00. Annual cost to maintain web site \$60.00 = \$5.00 monthly.

MEMBERSHIP COMMENTS

General discussions and questions by the members

REPORT OF PRE-MEETING SESSION

The closed session was called to order by President Blair McLeod, 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
Ed Healy, Secretary
John Stofanik, Board Director
Richard Crockett, Alternate Board Director

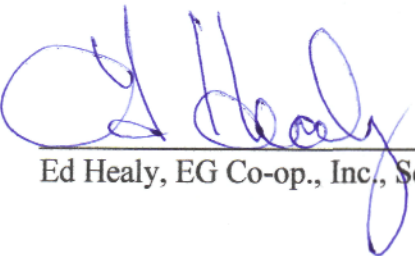
Joan Wood, Vice President
Shirley Brown, Board Director
Frank Lenhart, Alternate Board Director

DISCUSSIONS ON THE AGENDA

- 13) Discussions by the board on Members who's guest bring animals onto the grounds of the complex. The board reemphasized that Eastern Gardens has a **NO PET** policy in-place with exception to those who have claimed a disability and filed under Reasonable Accommodation clause. Members are responsible for their guests and should inform them of this prior to their visit. The board will schedule special meetings to further discuss the issue of PETS at a later date and time. Attendance by the general membership at special meetings by the board is welcomed unless otherwise noted.
- 14) President Blair McLeod, per the Board of Director's Code of Ethics, reminded all board members that a board member's authority, unless approved by majority vote of the entire Board of Directors, is limited to those acts that are translated during the course of a duly called meeting of the Board of Directors with a quorum present. Trouble calls or service requests should always be reported to the community director at the business office and not to the board members. Any member with concerns on certain aspects of the corporation should submit them in writing 10 days prior to a board meeting or present them at any board or general membership meeting during the "Membership Comments" portion of the agenda.
- 15) Treasurer, Shirley Brown requested board's approval to research information on energy efficient appliances, (i.e., refrigerators). Secretary, Ed Healy asked that this issue be discussed during the regular board meeting, consensus of the board concurred.
- 16) Maintenance Technician: General discussions on the issue of a maintenance technician. Concerns discussed were; current technician, obtaining qualified technicians, pay scale...etc. Consensus of the board was to schedule a special meeting on the issue of maintenance technician.


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 8:20 P.M.



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

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

 2-21-07
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