

**Eastern Gardens Cooperative, Inc.**  
**Regular Meeting of the Board of Directors**  
**February 22, 2006 Minutes**

**FILE COPY**  
**ORIGINAL**

The closed session was called to order by Alfonso Baute, at 6:30 PM. There were no members from the general membership present. The closed session meeting adjourned at 6:55 PM.

The meeting was called to order at 7:00 p.m. by President Alfonso Baute. Roll call showed the following officers, board directors and management personnel present:

Alfonso Baute, President	Blair McLeod, Vice President
Ed Healy, Secretary	Margaret Saunders, Treasurer
Joan Wood, Board Director	Rick Caughey, Alternate
Theresa Williams, Community Director	John Stofanik, Alternate

It was moved by Joan Wood, second by Blair McLeod, and carried, to approve the minutes of the January 25, 2006, meeting, as printed.

**CORRESPONDENCE**

- 1) Letter submitted to the Board by member to have total carpet replacement inside their unit. Ed Healy reported, at this time Eastern Gardens does not have a program, i.e., monies budgeted, to replace carpets inside units while members are still residing in their apartment. It was moved by Ed Healy, second by Blair McLeod, and carried, to decline the members request for carpet replacement.
- 2) Letter submitted to the Board by member to have total carpet replacement inside their unit. It was moved by Ed Healy, second by Blair McLeod, and carried, to decline the members request for carpet replacement; same reasons as above.
- 3) Letter submitted to the Board by the same member as in item #2 above, to have total linoleum replacement in their bathroom. Motion by Ed Healy, second by Blair McLeod, and carried, to decline the members request for linoleum replacement.
- 4) Letter submitted to the Board by member to have the Board review its policies/occupancy agreement on the issue of "Primary Residency" Motion by Ed Healy, second by Blair McLeod, and carried, to have the Board review its policies/occupancy agreement on the issue of "Primary Residency". The Board will revisit this issue and hold discussions during April's meeting, April 26, 2006.
- 5) Letter submitted to the Board by the same member as in item #4 above, to have the tree limbs of two sequoia trees on west side of building 3097, adjacent to apartment #91; be cut 10-12 feet higher up and removed. Motion by Blair McLeod, second by Ed Healy, and carried, to approve the members request on the trimming of tree limbs.

**REPORTS**

- 6) OFFICERS/BOARD MEMBERS/ALTERNATES
  - a) Alternate Board Member Rick Caughey gave an update on solar power energy. He and Alfonso Baute met with a SMUD representative and discussed solar panel energy, i.e., types, cost, rebates, feasibility and transition from residential to commercial usage. The SMUD representative submitted their list of contractors who does this type of work and noted that the solar panels would be for electric usage only, i.e., individual use within each unit. Alfonso Baute summarized by giving an example if approved. "Seven solar panels would be installed on each building at a cost of \$50,000 per building and our return investment would take over 20 years. Meters would be installed at each building and not at individual units. We would still rely on natural gas to heat our water storage tanks and since the solar panels only produce 10k it would require us to make-up the -

difference to produce the demand required for each unit". Alfonso Baute concluded that he and Rick Caughey will meet with an authorized contractor to review the information and report back to the board with its findings.

- 7) COMMITTEES – None
- 8) SR. REGIONAL PROPERTY MANAGER – None (Not Present)
- 9) COMMUNITY DIRECTOR – (see attached report)
  - a) It was moved by Ed Healy, second by Alfonso Baute, and carried to allow Theresa Williams to obtain proposals to remove the sycamore tree nearest the pool (southeast corner) which has already uprooted the asphalt parking area.

#### **UNFINISHED BUSINESS**

- 10) Computer Software upgrades – Tabled until March's meeting or until Gary Haugstad is able to attend and provide information on software maintenance programs.
- 11) Theresa Williams obtained information from SMUD's tree arborist on cost of trees, type, locations...etc. SMUD will provide trees at no cost to us provided we plant them ourselves within one week of delivery. The type of trees and locations provided by the arborist suggested that we replace trees each time a tree is removed. As an on-going tree program, trees will be planted/replaced at locations where others were removed. (see map)
- 12) Rules & Regulations – Motion by Ed Healy, second by Alfonso Baute, and carried to have the board members review the hand-out packet with rules & regulations and members responses and hold discussions at March's meeting, March 22, 2006.
- 13) Capitol Improvement Projects (CIP)
  - a) Roof Repairs/Replacement – Tabled until March's meeting, March 22, 2006.
  - b) Dry Rot Repairs – Tabled until March's meeting, March 22, 2006.
  - c) Painting – Tabled until March's meeting, March 22, 2006.
  - d) Ramp installation for south laundry room – Motion by Blair McLeod, second by Joan Wood, and carried to have the Board review the hand-out packet with ramp options and discuss them at March's meeting, March 22, 2006.
  - e) Horseshoe Pits – During February's meeting it was motioned by Ed Healy, seconded by Blair McLeod, and carried to table this item until March's quarterly membership meeting, which would allow advertising in the Tattler Newsletter asking for ideas from members on this issue.

#### **NEW BUSINESS**

- 14) Microphones & speakers - Joan Wood requested that the Board consider purchasing microphones and speakers to be used at all Board meetings. This would better assist all members to hear clearly and understand Board discussions. Motion by Ed Healy, second by Blair McLeod, and carried, to have Ed Healy research and obtain information, i.e., cost, type, quantity...etc., per Joan Wood's request.
- 15) Maintenance Program – Ed Healy requested that the Board review the proposed Maintenance Program for present and future maintenance technicians for Eastern Gardens. This program explains duties and responsibilities, inspections, and areas of coverage for both the maintenance technician and community director. The Board is to review the program and open discussions during April's meeting, April 26, 2006.

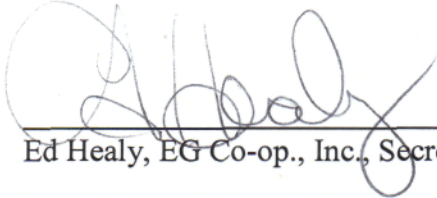
**GOOD OF THE ORDER**

None

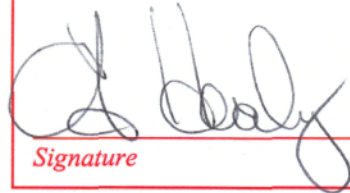
**REPORT OF CLOSED SESSION**

- 1) Board discussions concerning maintenance staff – It was motioned, seconded and carried, by majority vote of the Board of Directors to terminate Mr. William Reed as Eastern Garden's maintenance technician.

There being no further business, the regular meeting of the board of directors was adjourned at 8:30 P.M.

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

Minutes approved as presented by a majority vote of the Board of Directors.

 3-24-06  
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.*

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

MANAGER'S REPORT  
BOARD MEETING 2/22/06

MOVE-OUT'S MOVE-IN'S

New member's moved in on 2/4/06 into apartment's #1 and #16.

WORK ORDERS

Total 1/23/06 – 2/17/06 (88)

Work orders requiring special attention

- ★ 1) Pool preventative maintenance consisting of cleaning of tile is scheduled for February 28<sup>th</sup> and March 1<sup>st</sup>. Pool will be closed during this process.
- 2) Painting of laundry rooms, clubhouse, and office now underway.
- 3) Replacement of splash pads to all building downspouts.
- 4) Safety stripping to all walkways on property that are a possible trip hazard.
- 5) Replacements of 6" storm drain pipe do to damage from tree roots in driveway behind building #3065.

COMMUNITY PROJECTS

- 1) Waiting list closed on 2/3/06, adding 33 new applications to waiting list leaving a grand total of 88 on current list.
- ★ 2) SMUD Tree Program representative met with CD to evaluate property on 2/22/06. Results to be discussed at end of report.
- 3) Plans for installation of handicap ramp to Southside laundry room to be presented by the Board.
- 4) Tax audit and filing of State and Federal tax returns have been completed. Results have been supplied to the Board members.
- 5) New applicant has been approved and is in waiting for next vacancy.

EXPENSES

- |   |           |
|---|-----------|
| 1) Replacement of main circuit breaker to apartment #98.          | \$389.00  |
| 2) Removal of tree and roots behind apartment #63.                | \$1100.00 |
| 3) Replacement of deep and shallow end lights to inside of pool.  | \$700.00  |
| 4) Removal and replacement of asphalt and 6" pipe to storm drain. | \$1800.00 |

PROPOSALS

Nothing to report at this time.