

Eastern Gardens Cooperative, Inc.
Board of Directors
1st Quarterly General Membership Meeting
March 22, 2006 Minutes

FILE COPY
ORIGINAL

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

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

Blair McLeod, Vice President	Ed Healy, Secretary
Margaret Saunders, Treasurer	Joan Wood, Board Director
Rick Caughey, Alternate	John Stofanik, Alternate
Gary Haugstad, Sr. Regional Property Mgr.	Theresa Williams, Community Director

Total number of the General Membership present not including officers/board directors was twelve (12).

A quorum of 28 members was not established; it was moved to close out the General Membership Meeting due to the lack thereof, second, and carried.

A regular board meeting was called to order at 7:10 p.m. by Vice President Blair McLeod.

It was moved by Joan Wood, second by Margaret Saunders, and carried, to approve the minutes of the February 22, 2006, meeting, as printed.

CORRESPONDENCE

- 1) Letters submitted to the Board see Special Meeting Minutes 4/12/2006.

REPORTS

- 2) OFFICERS/BOARD MEMBERS/ALTERNATES
 - a) Board Member Ed Healy asked if Board Member Margaret Saunders, on a monthly basis during meetings, if she could provide the board members and general membership, oral or written, with a brief summary of highlights on income/expenditures of the previous month. Margaret Saunders said yes. Sr. Regional Property Manager Gary Haugstad offered his assistance to Margaret Saunders if she needed it.
 - b) Alternate Board Member Rick Caughey had nothing to report on the fact finding mission of Solar Energy. Mr. Caughey stated that Alfonso Baute has the phone numbers for the point-of-contacts on solar energy and that he would obtain them from Mr. Baute.
- 3) COMMITTEES – None
- 4) SR. REGIONAL PROPERTY MANAGER – Reported on the following:
 - a) Roof Repairs/Replacement Status – Roof contractor will finish next week
 - b) Dry Rot Repairs Status – Still waiting for a least one week of dry weather.
 - c) Painting Status – Still waiting for completion of dry rot repairs and clear weather.

- 5) COMMUNITY DIRECTOR – (see attached report)
 - a) It was moved by Ed Healy, second by Joan Wood, and carried to trim the four sequoia trees on the west side of building 3095 & 3097 and in addition, remove the sycamore tree adjacent to southeast corner of pool, per Arreola's proposal of \$1,500.00.
 - b) The issue of batteries for remotes was presented to the Board for discussion. Should members or the Co-op cover this expense? It was moved to table this discussion until information can be gathered to determine how much the Co-op is currently spending monthly/yearly for batteries.

UNFINISHED BUSINESS

- 6) Primary Residency – Tabled until April 26, 2006 meeting.
- 7) Maintenance Document – Tabled until April 26, 2006.
- 8) Maintenance Software Upgrade – Gary Haugstad reported that FPI has the maintenance module and can be downloaded for our use sometime in late mid-April. It will require some minor training for the Community Director. The program will help in issuing and tracking work orders, and provide a historical data base for all work done on the buildings.
- 9) Microphones & Speakers - It was motioned by Joan Wood to purchase and install microphones, speakers, stands, and receiver inside the clubhouse to be used for all occasions, e.g., board meetings and social gatherings, per Ed Healy's quote of approximately \$610.00; second by Ed Healy, motion carried.
- 10) Rules & Regulations – Motion by Ed Healy, second by John Stofanik, and carried to table board discussions on this issue until the next scheduled meeting.
- 11) Capitol Improvement Projects (CIP)
 - a) Roof Repairs/Replacement Status – Tabled until April's meeting, April 26, 2006.
 - b) Dry Rot Repairs Status – Tabled until April's meeting, April 26, 2006.
 - c) Painting Status – Tabled until April's meeting, April 26, 2006.
 - d) Ramp installation for south laundry room – Motion by Ed Healy, second by John Stofanik, and carried to table until April's meeting, April 26, 2006.
 - e) Horseshoe Pits – Motion by Ed Healy, second by Joan Wood, and carried to table this until prices can be obtain as to the expense to install a concrete pad w/picnic table and barbeque. Board Member Blair McLeod offered to research price quotes.

NEW BUSINESS

None

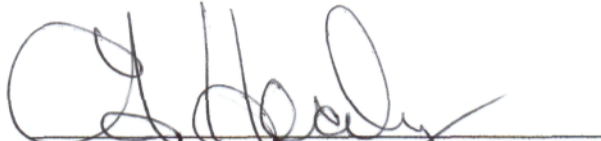
GOOD OF THE ORDER

- 12) Ed Healy stated as a reminder to us all about protocol/procedures, i.e., no one individual/member should be tasking/micro managing our management team to do things for them. Our Maintenance Technician reports to the Community Director who reports to the Sr. Regional Property, who reports to Eastern Garden's Board of Directors who inturn is held accountable to the General Membership.

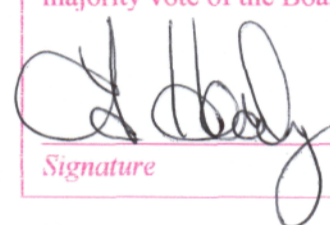
REPORT OF CLOSED SESSION

- 1) General discussions, no actions.

There being no further business, the regular meeting of the board of directors was adjourned at 8:16 P.M.


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

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

 4-26-06
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, 3043 Eastern Avenue, Sacramento, CA 95821