

EASTERN GARDENS COOPERATIVE
MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 23, 2005

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The meeting was called to order at 7:00 p.m. by President Alphonso Baute.

Members present: June Robinson, Margaret Saunders, Kathy Slotterback,
Alphonso Baute Ed Healey and Mary Kirk

F.P.I. Management Present: Jim Collins and Theresa Williams

Minutes of the January 23 2005 meeting were read by Mary Kirk, Secretary

Motion to accept the minutes, with corrections by Kathy Slotterback

2nded by Ed Healey

Motion carried by voice vote

Treasurer's Report by Kathy Slotterback, who stated she had just received the budget papers and had not had time to look it over. Discussion by Kathy Slotterback and Jim Collins led to agreement to have Theresa Williams supply copies of the move out expenses for Unit #14.

Ed Healey: No report

June Robinson reported that the Garden committee report was no ready due to Chairperson Jeanne "JC" Hile's illness. Alphonso Baute stated he would get the report from JC and then pass it on to the other members of the Board. The other Committee members, Mary Case and Felicia Carroll had walked the complex with JC just to look at what is in place and viewing areas. Ed Healey stated their report should show what we allow, not what we should do. Jim Collins requested a copy of the final report for review. Alphonso Baute agreed to provide same.

Theresa Williams, Community Director's Report: (see copy attached)

Theresa Williams also announced the date of the next potluck: April 21, 2005 at 6:30 pm

Alphonso Baute then gave the information regarding the bids for window washing in the complex. Stan The Man Company has turned in the lowest price. Prices and other information will be in the next newsletter. Kathy Slotterback made the motion to accept the lowest bid. 2nded by Mary Kirk. Motion carried by voice vote.

Comcast has requested permission to replace cable in the complex in some areas .
Ed Healey made the motion to approve. 2nded by Kathy Slotterback.
Motion carried by voice vote

Kathy Slotterback made the motion to accept the Community Director's Report.
2nded by Ed Healey. Motion carried by voice vote.

F. P. I. Management Report by Jim Collins:

He stated he had faxed the insurance broker and this resulted in an insurance inspection.
The insurance company forwarded a letter regarding necessary work to be completed
to receive the best rate.

1. All excess oil and grease must be removed from parking areas
2. All stair edges must be marked with florescent tape or white paint
3. All balconies and stairways must be fitted with additional support rods
or some other alternative to make the openings under the hand rails
smaller.

The insurance company will require photos and receipts to verify compliance.

Jim Collins will request an extension of time from the insurance company to give
us time to secure the bids and get the work completed. After discussion it was agreed
that F. P. I. would secure three bids and present them to the Board.

SMUD will be cutting back trees and foliage that interferes with their power lines.

A letter had been submitted by a member requesting pool furniture be put out now.
Alphonso Baute stated that the furniture will be put out when the pool heater is turned
on at an already agreed upon date.

Unfinished Business:

- | | |
|--|------------|
| 1. New clubhouse tables: 5 tables 96" by 30" at \$70.00 each | = \$350.00 |
| 2 Office chairs for the Manager's Office at \$99.00 each | = \$198.00 |
| Tax | = \$ 42.62 |

Total \$592.62

Kathy Slotterback made a motion to make these purchases. 2nded by June Robinson.
Motion carried by voice vote.

A motion was made by Ed Healey to eliminate the current form that allows people
coming in to accept a Unit, "as is". 2nded by Kathy Slotterback. Motion carried by
voice vote.

Ed Healey and Alphonso Baute made measurements for the repair of the garbage can enclosures. Ed Healey stated he had talked to the County code enforcement agency. They approved Ramon doing part of the work. Alphonso Baute had priced the work both with and without concrete. The cost should run about \$900.00 to \$1,000.00 for each enclosure. The lowest bid by contractors was \$4,000.00 each. It was agreed that Ramon would do the work with Ed or Alphonso supervising. Jim Collins states that Ramon has the capability to do the work. This arrangement was agreed upon by voice vote.

Kathy Slotterback commended Ed Healey and Alphonso Baute for their work and time on this project. Information is available to the membership in the complex office. Jim Collins suggested consulting ADA requirements.

Next discussion was about securing bids on roofs. New roofs should last twenty years. The roofs have been inspected. The shingles are all still good, but the flat tops need repair. Repairs will be done over three (3) years.

Next discussion was about replacing the word children with person on pool signs. Kathy Slotterback made the motion to replace the word children. 2nded by Mary Kirk. Motion carried by voice vote.

Mary Kirk brought up the wording of the motion from the December 14, 2004 Meeting that "any money donated during a potluck will be recorded and placed in the cash box. That money can be used for the next potluck. When needed Kathy Kent will purchase necessities, give the receipts to Theresa Williams and be reimbursed up to \$25.00."

After discussion Mary Kirk made the motion that the wording shall be changed to read "donations shall be deducted from the current expenses, and then, after presenting receipts, shall be reimbursed from the petty cash for the balance of expenses, up to, but not to exceed, \$25.00".

Ed Healey 2nded the motion. The motion carried by voice vote.

Vera Roff offered to donate flower plants for a designated location, if Ramon could put them in the bed. Her offer was accepted.

The meeting adjourned at 8:40 p.m.

Mary Kirk, Secretary

ADDENDUM TO EASTERN GARDENS COOPERATIVE
MINUTES OF THE BOARD OF DIRECTORS MEETING
OF MARCH 23, 2005

In accordance with a request via telephone by the 2nd Vice President, the spelling of the name Ed Healey is corrected to Ed Healy.

Mary Kirk, Secretary

MANAGER'S REPORT
BOARD MEETING 3/23/05

MOVE-OUT'S MOVE-IN'S

For March -- There is nothing to report.

EASTERN GARDENS EXPENSES

Appliances -	Dishwashers (2) @ \$199.00 ea.	\$398.00
Tub Surround -	Old, cracked, mildew	\$420.00
Entrance gate -	Replaced motor (Robertson)	\$514.00

WORK ORDERS

Total 2/22 - 3/18 (69)

Work orders requiring special attention

- 1) Inspection work orders still ongoing.
- 2) Safety stripping to stairs in breezeways.
- 3) Reconstruction to fencing around dumpster areas.

Community projects in progress

- 1) Completion of modifications to draft proposal of Rules and Regulations for membership review.
- 2) Section 8 files preparation for next HUD audit.
- 3) Processing of (6) Section 8 annual re-certifications to meet deadline for compliance.

Letters to Board

- 1) Member requesting interview with Board for joint tenancy with person stated on Will and Testament for transfer of membership.
- 2) Request by member to bring pool furniture out of storage to be used now.

- 3) Clubhouse coordinator requesting wooden tray set and tablecloths needed for community functions.
- 4) Member would like permission to plant flowers around entrance of property for community appearance.

Safety Incidents

- 1) SMUD will be trimming all trees that are interfering with their power lines within the next month.
- 2) Comcast will be relocating cable lines underground to correct grounding problems in compliance with new civil codes. Comcast is taking full responsibility for this upgrade and has supplied Eastern Garden's with their insurance information. All documents are attached.
- 3) Revised Prop. 65 signs that now states a website at WWW.prop65apt.org have been replaced at all entrance gates to the community. This is called the death proposition because every chemical we are exposed to is supposed to cause cancer. We want to make sure that all residents are aware of the availability of additional information on this proposition.
- 4) Posting of additional 5 MPH signs is recommended for more visible awareness.
- 5) There has been a case of threatening behavior implying bodily harm involving firearms reported to the office. The accusation was demonstrated by a member that resides here at Eastern Gardens. Please be aware and alert of your surroundings and report suspicious circumstances and behavior taking preventative measures for your safety.

Events scheduled this month

Monthly potluck will be held on Thursday, April 21st at 6:00 pm. There will be special entertainment provided from the Mission Oaks Chorus. They have been introduced to us by one of our members, Victoria Morse.

PERPOSAL

Our board member Kathy Slotterback asked if I would locate a window washer with reasonable rates. I have received the attached prices which in comparison to other quotes I had received these are the lowest.

Complaints from members requiring special attention

- 1) Designated parking spaces are not being utilized as stated in community policies.
- 2) Laundry rooms being left open and dirty.
- 3) Children have been seen climbing in the trees.
- 4) 5 MPH speed limit is not being adhered to.