

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
March 23, 2010 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 Mr. Frank Lenhart. Roll call showed the following officers, board directors, and management personnel present:

Frank Lenhart, President/Board Director	James Patrick, V.P./Board Director
Donna Schmelz, Treasurer/Board Director	Ed Healy, Secretary/Board Director
Merritt Miller, Board Director	Rick Caughey, Alternate Board Director
Gary Haugstad, Portfolio Mgr., FPI	Theresa Williams, Community Director, FPI

It was moved by V.P., Mr. James Patrick, second by Treasurer, Mrs. Donna Schmelz, and carried (5 Yea's – 0 Nay's) to accept the minutes of, 12/8/2009, 12/9/2009, 12/15/2009, 1/12/2010, and the Executive session meeting minutes of, 2/8/2010, 2/16/2010 & 2/25/2010.

REPORT OF OFFICERS

- 1) Treasurer – Mrs. Schmelz reported that our current financial status is excellent, i.e., all payment of bills are 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 – i) Mr. Healy reported that EG's Statement of Incorporation filed with the California Secretary of State is current listing new officer(s) for year 2010. ii) Mr. Healy reminded the board of the new rule passed by the board at January's meeting concerning BBQ's, which is in compliance with Sacramento County and the California Fire Code. New rule is to be disseminated to the general membership.
- 3) Vice President - None
- 4) President – None

CONSENT MATTERS

- 5) None

COMMITTEES REPORTS

- 6) None

MANAGEMENT REPORTS

- 7) Portfolio Manager
 - a. Mr. Haugstad reported that FPI community directors, including Ms. Williams, attended HUD's new required extended program, the Enterprise Income Verification (EIV) for those properties receiving HUD assistance, (i.e. Section 8).
- 8) Community Director – See attached report

UNFINISHED BUSINESS

- 9) None

NEW BUSINESS

- 10) Board discussions concerning the in-house waiting list, (i.e. should/should not to be distributed to the general membership. **Board Action:** By consensus of the board and management, the in-house waiting list will not be disseminated to the general membership. However, it will be made available for viewing at the business office by the members at their request during normal business hours.

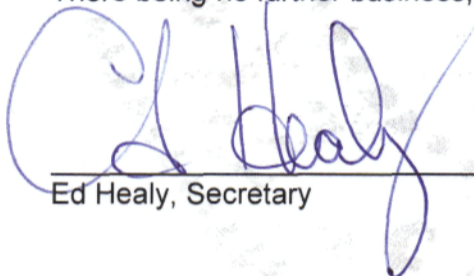
- 11) In-house transfers, specifically, alterations/upgrades during transfer. **Board Action:** Motion by Secretary, Mr. Ed Healy, second by Treasurer, Mrs. Donna Schmelz, and carried (5 Yea's – 0 Nay's) approving and amending the "Move-out procedures", specifically, with the exception of carpet and vinyl, in order to avoid rent loss, liability or damage issues there will be "**No alterations or upgrades allowed during the move-in/out process**". That is, Members transferring to a different unit will not be allowed to have contractors, relatives, friends or any type of work performed to the transferring unit until the member has accepted the unit and has submitted written requests to the board and upon the board's approval will the work then be allowed to commence.
- 12) Animals running loose within the complex, members/non-members/surrounding neighborhood. **Board Action:** For health and sanitary conditions; by consensus of the board a letter will be disseminated to the general membership reminding all members with animals that they are required to adhere to Sacramento County and Eastern Gardens Animal policies and restrictions, specifically for EG, "Unattended animals" per Members Handbook, page 74, 1-c.

EXECUTIVE SESSION


6:00 p.m. The Executive Session of the Board was closed to the general membership which involved privileged information or matters of a private nature, (e.g. Legal & Personal issues, Contract Formation, Disciplinary Hearings). **Civic Code §1363.05(b)**

1. The Board interviewed candidate(s) that are to be considered for membership.
2. Board discussed legal issues.
3. Board discussed/reviewed letter(s) from members/management that are matters of a private nature.

There being no further business, the meeting was adjourned at 7:57 PM.


Ed Healy, Secretary

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

 6/22/2010

SIGNATURE

The meeting was held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Regular meeting of the Board of Directors shall be in accordance with EG Bylaws Article V, Section 8. Order of business was in accordance with Eastern Gardens By Laws, Article IV, Section 8. Executive Sessions of the Board of Directors shall be in accordance with Civil Code §1363.05(b)(h) & Corp. Code §8320(b)

Copies of the Agenda/Minutes of regular meetings of the Board of Directors are available at Eastern Garden's business office, 3045 Eastern Avenue, Sacramento, CA 95821