

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
April 26, 2006 Minutes**

**FILE COPY
ORIGINAL**

The closed session was called to order by President Blair McLeod, at 6:30 PM. There were no members from the general membership present. The closed session meeting adjourned at 7:00 PM.

The general membership 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	Margaret Saunders, Treasurer
Rick Caughey, Alternate	
Gary Haugstad, Sr. Regional Property Mgr.	Theresa Williams, Community Director

It was moved by V.P Joan Wood, second by Treasurer Margaret Saunders, and carried, to approve the minutes of the March 22, 2006, and the minutes of the April 12, 2006 special meeting as printed.

CORRESPONDENCE

Letter(s) submitted to the Board by member were of the confidential nature. (See closed session meeting minutes 4/26/2006.

REPORTS - OFFICERS/BOARD MEMBERS/ALTERNATES

FINANCIAL/TREASURER REPORT: The Financial Report was read by Treasurer Margaret Saunders. It was moved by Secretary Ed Healy, second by V.P. Joan Wood and carried, to approve the Financial Report as read.

SECRETARY REPORT: Secretary Ed Healy reported that the Certificate of Status Domestic Corporation on file with the State of California Secretary of State must be updated as a result of changes with Eastern Garden's Presidents. Secretary Ed Healy will obtain the necessary documents to be completed and have all parties sign for submittal to the Secretary of State.

PRESIDENT REPORT: President Blair McLeod reported the resignation of Board Member John Stofanik.

COMMITTEE REPORT

None

MANAGEMENT REPORT

SR. REGIONAL PROPERTY MANAGER – Reported on the following:

- a) Community Director Theresa Williams is scheduled to be trained on the maintenance module in the month of May.
- b) Dry rot repairs nearing completion, possibly by April 28 or first week of May.
- c) Painting to commence 2nd week of May. Notifications to be distributed to general membership on painting of individual buildings.

COMMUNITY DIRECTOR (See attached report)

- a) Community Director coverage while Theresa is at HUD/Maintenance module training.

UNFINISHED BUSINESS

- 1) Primary Residency – Motion by Secretary Ed Healy, second by V.P. Joan Wood and carried, to table this issue until the board is able to establish a special meeting for discussions on this issue.
- 2) Maintenance Document – Motion by Secretary Ed Healy, second by V.P. Joan Wood and carried, to accept Maintenance Document establishing areas of responsibilities for maintenance technician and also an overview of other areas of maintenance responsibilities covered by both the Community Director and the Sr. Regional Property Manager.
- 3) Solar Energy – Alternate Board Member Rick Caughey, no report.
- 4) Rules & Regulations – Motion by Secretary Ed Healy, second by V.P. Joan Wood, and carried to indefinitely table board discussions on the acceptance of the draft proposal of the 2005 rules and regulations, but rather focus discussions on EG rules that are already on the books but are out of compliance with current fair housing laws; e.g., PETS.
- 5) Capitol Improvement Projects (CIP)
 - a) Ramp installation for south laundry room – President Blair McLeod asked the board that we table discussions on this issue until the May's regular board meeting, there were no objections.
 - b) Horseshoe Pits – President Blair McLeod reported that a private contractor is willing to come out and submit a proposal, to install concrete pad, barbeque grill and picnic table. President Blair McLeod will report back to the board with the contractor's proposal.

NEW BUSINESS

- 6) Clubhouse 24/7 Access – Advantages Vs disadvantages was opened to the floor for general discussion. Consensus of the Board was to table this issue and continue discussions until the Quarterly General Membership Meeting to be held on June 28, 2006, there being no objection; issue item #13 on the April's agenda was tabled.
- 7) Door Bell Replacement – Discussions on this issue was opened to the floor. Should EG replace all existing door bells currently on the outside of the doors. Motion by Secretary Ed Healy, second by Joan Wood, and carried to have the Community Director Theresa Williams purchase the door bells for those members who place orders at which time the member would reimburse Eastern Garden's. The community director would then schedule the maintenance technician to install the door bells on the outside of each door of those members who participated in paying for their door bell.
- 8) Shrubbery height along west side of property line – Maintenance and care of shrubbery height is maintained by Arreola's Lawn Care Service which is to be kept at 10-12 feet high; in accordance with the contracted agreement. Anything higher to maintain is at an additional cost to Eastern Gardens.
- 9) Motion by Treasurer Margaret Saunders, second by Ed Healy, to upgrade the stove inside the clubhouse. Motion failed to carry the necessary votes.
- 10) Secretary Ed Healy distributed handouts of proposed changes to our current rules and regulations, i.e., Parking, Pets, Patios and Community Appearance. Ed Healy requested that each board member review them and come prepared to discuss/approve them at the next scheduled meeting.
- 11) Motion by Secretary Ed Healy, second by Joan Wood, and carried to allow Sr. Regional Property Manager Gary Haugstad to advertise for roof proposals on buildings 3005/3007 & 3085/3087. Mr. Haugstad will obtain proposals and submit for board approval.

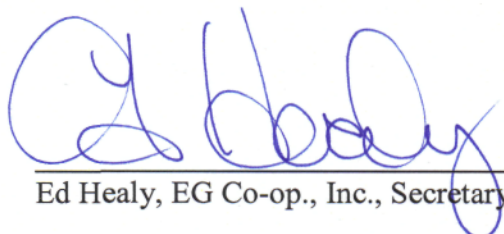
GOOD OF THE ORDER

None

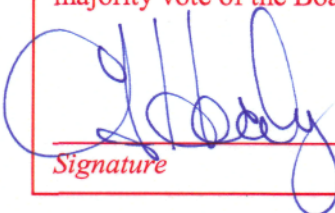
REPORT OF CLOSED SESSION

- 1) Letter(s) submitted to the Board by member were of the confidential nature on the issue of primary residency. It was moved by Joan Wood, 2nd by Ed Healy, motion carried, to acknowledge receiving letter from member and to take no action until the board has had an opportunity to hold discussions on the issue of primary residency. At which time, all members will receive notification as to the board's decisions concerning this issue.
- 2) Mr. Gary Haugstad, Sr. Regional Property Manager advised the board that he would be responding in writing to a member's individual concerns on vandalism and conduct. Concern's of which have been repeatedly written in Eastern Garden's newsletter, the "Tattler".
- 3) Board general discussions with Mr. Haugstad on Occupancy Agreement (OA), Article 5, "Guests" length of stay and adding adult non-members onto the OA as residents. No action taken, discussions will continue at a later date and time, to be determined by the board.

There being no further business, the regular meeting of the board of directors was adjourned at 8:35 P.M.


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

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

 5-24-06
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