

Eastern Gardens Board of Directors Meeting

April 28, 2004 Minutes

Meeting called to order.

Present were Ed Healy, Kathy Slotterback, Peter Janacki, Margaret Saunders, Lori Allio Rick Caughey and Theresa Williams.

Jim Collins with FPI was out ill.

Minutes for the March 24 th meeting were read and approved with following corrections.

- Motion to approve \$25 for each Pot Luck was not passed due to board member abstentions. Only 2 board members voted to pass.
- Correction to read There was discussion "about move-ins and move- outs or Transfer".
- Question posed in minutes is there a petty cash fund, how much is it? Can we use for pot luck. Answer-No petty cash fund for members.
- Motion was made to do away with the pagers and give \$30 to Theresa Williams, Manager and \$20 to Ramon Lara, Maintenance towards their cell phones to cover use for Eastern Gardens Business. Pager costs are to be included in above totals.

Ed Healy updated board on recent trip to San Francisco for the meeting with the California Association of Housing Cooperatives. Very positive meeting, other boards are dealing with or have dealt with similar situations, example: member responsibilities vs Coop responsibilities, HUD issues, refinancing, capitol improvements. Ed also stated he will be getting costs associated with joining Cooperative for board review. In their July meeting they will discuss refinancing and resident selection policies.

Ed stated we will be adopting some of their training suggestions, agendas out to board members 3-4 days ahead so board can review and be prepares as well as starting on time and setting an end time for meetings.

Ed advised board of upcoming meeting with Redding Gardens Co-Op on May 8th at 1pm for anyone interested in attending. Ed mentioned that they are no longer under HUD, have gone thru refinance, feels we could learn a lot.

Community Director Theresa Williams gave the following report:

- Move in/outs
- #62 to #44
- Heidi Leigh (outside list) to #62
- #40 to #71
- #64 to #40

- Recap of move in/outs and expenses distributed to board.

- Inventory of pool furniture, 14 chairs, 3 umbrellas, 3 tables. 6 lounges need to be recovered.
- AC repair \$118.88
- 2 new dishwashers @ \$214 each
- #63 new linoleum due to drain line problem in #64 at a cost of \$150 for materials. Ramon installed. EG expense item.
- 44 work orders
- Ramon working on clearing tree branches from roofs, carports, and grounds as well as painting of curbs, markings.
- Ramon will be cleaning out carport stalls and members will be advised when they will be effected. Asked for cooperation in moving cars when needed.

Saturday April 24 at approx 5:30pm a car went into the south side of building #3035 apt #13 causing extensive damage to interior and exterior of building/unit. Repairs are underway by Sacramento Builders and matter is being investigated and will be handled by management team.

Incident occurred on April 28. Ramon found a man and woman breaking into the north area laundry room for money from machines. Ramon followed them, advised Theresa who joined in and also called 911. They continued to follow and provide information to police until undercover police and marked units arrived and arrested the pair. Police later advised previous warrants were out for their arrest.

Theresa requested automatic door closures be installed.

Kathy recommended a notice to all members be put out alerting members to incident and advising everyone to shut the doors behind them. Stated we have had automatic doors closures in past and many members had difficulty opening doors and they were removed. We should give the members the opportunity to correct the problem. We may have to resort to automatic door closures. Board agreed and Ed stated flyer would be distributed regarding situation.

Theresa distributed handout detailing move in/out expense for last 12 months as requested by the board showing:

EG	\$12,960,
Members	\$6,656
Total	\$19,616.79.

Ed Healy stated" We can not continue to stay in business with this kind of expense. Corporation will continue to make repairs and replace appliances as needed when they go out".

Ed requested minor changes to pool rules eliminating the time frame for children as per the Fair Housing Hand Book. Now will reflect pool hours for Adults/Children 8am to 10pm. Ed also requested pool rules with changes be passed out to members.

HUD declined firm commitment on loan sighting not in compliance with Affirmative Fair Housing Marketing Plan. Kathy states HUD report of March 2003 was sent to EG Office. She had never received copy of letter and she nor were the board never advised of negative report.

Ed advised board of HUD meeting attended by ED, Kathy, Jim, as well as ^{Urethra} Urethra and Milt with HUD and the discrepancies in our marketing plan. To be compliant, HUD wants us to target Blacks, Hispanics, Asians, Native Americans and Disabled Americans. Plan was put together based on recommended actions. Detailed marketing plan in office.

Kathy requested Ed contact Jim to make sure we get a copy of report prior to Jim submitting to HUD to insure we are in compliance at this time. It is due this Friday, April 30th. Ed OK'd.

Ed read letter from ^{Nea} Urethra G. Norman with HUD confirming findings of March, 2003 letter and indicating again items 1, 3, 5, 7, and 8 that still need to be complied with, updating waiting list as well as revised occupancy application showing the TD number for hearing impaired. Also we need to submit our request for reimbursement to the reserve for replacement account for monies spent from the General Operating Reserve for increased insurance costs.

Ed updated board on compliance in regards to Regulatory Agreement. Advised it takes 1 year to pull out of Section 8 (processing onsite) will have no impact on section 8 members aside from going downtown to HUD office once a year to complete mandatory paperwork. Ability to reduce from 40 slots for section 8 down to 11. HUD would not be interested in offering "market rate" payments to EG for such a low number. Discussion /speculation continued on HUD with no forward movement.

Ed stated has contacted Tri Counties Bank, Washington Mutual and a bank in Lodi regarding a Commercial Load and will keep us updated.

Motion/seconded for rent increase of 10% with a 60 day notice to members. Rent for 1 bedroom will go from \$309 to \$340 and 2 bedrooms will go from \$370 to \$407. Reasons for rent increase include HUD-not enough money going into reserve for replacement fund as well as a \$55,000 deficit in 2003.

Financial statements in available in Office at member request.

Reviewed notice of intent to vacate. Peter requested workshop on paperwork, Kathy asked ED is this workshop would be board only or open to membership and ED advised board only. Set meeting for May 5. Therese requested changes to be complete by end of May as that's when it will most impact her. Theresa was asked to join in on the brainstorming and also to update the cost sheet for vendors/ materials/ labor.

Peter made a motion to acknowledge Theresa and her commitment /dedication and to note in Board Minutes.

ED announced pool open effective today and pool rules to be going out ASAP.

Meeting adjourned.

Next Board Meeting/General Meeting May 26 6:30pm

Minutes submitted by Kathy Slotterback for Margaret Saunders, Secretary.