

**Eastern Gardens Cooperative, Inc.**  
**Regular Meeting of the Board of Directors**  
**May 28, 2008 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 Vice President Ms. Janice Hoberg. Roll call showed the following officers, board directors, and management personnel present:

Janice Hoberg, Vice President/Board Director	Ed Healy, Secretary/Board Director
Donna Ripley-Schmelz	Frank Lenhart, Board Director
Merritt Miller, Alternate Board Director	Kathy Slotterback, Alternative Board Director
Gary Haugstad, Portfolio Mgr.	

It was moved by Mr. Frank Lenhart, Director, second by Mrs. Donna Ripley-Schmelz, Treasurer, and carried, to approve the meeting minutes of the special board meetings, April 23, 2008, May 7, 2008, May 12, 2008, May 22, 2008 and the regular board meeting April 23, 2008 as printed.

**REPORT OF OFFICERS**

- 1) Treasurer – Mrs. Donna Ripley-Schmelz read aloud the 2007 summary of audit results prepared by Pregent and Company, a private and independent auditor and stated that there were no weaknesses or discrepancies found during the audit of financials for year 2007. Copies of our financials and the 2007 audit are made available to members at their request and can be obtained at the business office.
- 2) Secretary – No report
- 3) Vice President – Ms. Janice Hoberg stated in order to help clarify and dispel any rumors concerning the amended Expulsion Policy; was disseminated to the entire general membership and not directed to any one member and further explained that the expulsion policy had been on the board's agenda for over two years and was targeted by this year's board as its first order of business to resolve.
- 4) President – Absent

**COMMITTEES REPORTS**

- 5) Carpet – Committee Chairperson, Ms. Kathy Slotterback presented the board with handouts which included data (bar charts), historical and current information on units replaced or have not been replaced with carpet/linoleum, letters from vendors, samples and costs. **Board Action:** The Board thanked Ms. Slotterback for her efforts and will resume discussions on this issue upon its review of the packet of information provided by the committee.

**MANAGEMENT REPORTS**

- 6) Portfolio Manager – In absent of the community director, Mr. Haugstad presented the following information/requests. (See attachment)
  - a) HDTV & the Digital TV transition antenna cost for the clubhouse – (See old business)
  - b) Replacement of broken irrigation valve – (See old business)
  - c) Storm damage to pool umbrellas – Board Director Mr. Frank Lenhart volunteered to research the replacement cost and will report back to the board at the next scheduled meeting.
  - d) Tree(s) removal- (See new business)
- 7) Community Director – Absent

**UNFINISHED BUSINESS**

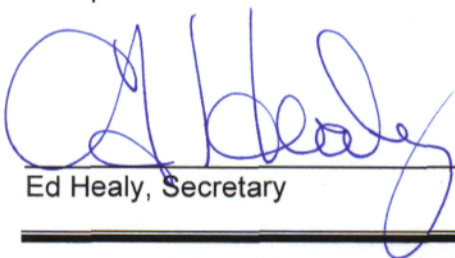
- 8) Replacement of broken irrigation valve, cost \$830.00. **Board Action:** Motion by Secretary Ed Healy, second by Treasurer Donna Ripley-Schmelz and carried to have management research costs and if not able to find the cost less than the proposed bid, management will then instruct Arreloa's Landscaping to replace and repair 2" irrigation valve and any associated work it, i.e. concrete...etc south of building 3005.
- 9) HDTV & Digital TV transition antenna cost for clubhouse and complex wide. Management submitted the proposed cost to replace and upgrade current antenna that services the entire complex at \$5,140.81, (i.e., analog signal to digital signal). The clubhouse is a stand-alone antenna, i.e., it services only the clubhouse and would be a cost of approximately \$60.00. **Board Action:** The board proposed to poll the general membership to determine how many members actually use the antenna and then consider its options, keeping in mind that this expense is not in the budget and would require Eastern Gardens to procure other financial means if it favored in keeping the antenna.
- 10) Alterations/Additions – Tabled
- 11) Proposed Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations. Open to the general membership; attendance only.
  - a) Items scheduled for special meetings:
    - i) In-House Transfer Policy \*\*\* (6/11/08)
    - ii) Officers Duties/Resblty\* (7/9/08)
    - iii) Primary Residency \*\* (7/16/08)
    - iv) Alterations/Additions\*\* (7/16/08)
    - v) Transfer of Membership \* (7/9/08)
    - vi) Board Removal /Carry-Over \* (7/9/08)
    - vii) No Smoking Policy \*\*\*(6/11/08)

\* = Bylaws  
\*\* = Occupancy Agreement  
\*\*\* = Rules, Regulations & Policies

**NEW BUSINESS**

- 12) Tree(s) removal at southeast of property line. It was recommended by Arreloa's to remove the juniper trees between the rod iron fence and the newly wooden fence between the two property lines of the Helmar and Eastern Gardens apartments. The trees serve no useful purpose, they overhang onto the carport, shed needles and branches, their root system is invasive, and the expense to maintain them is not cost effective. **Board Action:** The cost proposal submitted by Arreola's states \$1,200 for pruning and not removal. As a non-emergency issue, the board asks management, upon their return, to clarify the proposal at the next scheduled board meeting.

There being no further business, the regular meeting of the board of directors was adjourned at 8:14 pm.

  
Ed Healy, Secretary

**MINUTES APPROVED AS PRESENTED BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS**  
  
**SIGNATURE** **6/25/08**  
**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.*

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

**COMMUNITY DIRECTOR'S REPORT  
BOARD MEETING 5/28/08**

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**I. MOVE-OUT'S MOVE-IN'S**

For March through May; there were a total of (12) completed.  
For June – there is nothing to report.

**II. WORK ORDERS**

4/21/08 – 5/16/08 = (61) Total

A. Work orders requiring special attention

- 1) Valve repair behind Bldg. #3005.
- 2) Paint to exterior after wood replacements and downspout removal.
- 3) Roof repair to loose shingles on north laundry room, completed 5/21/08 by D7.
- 4) Replacement of missing wire under roof over hangs to prevent bird intrusion.
- 5) Umbrella damaged due to tear and worn fabric.
- 6) Entrance call box repair due to disconnect of power transformer. Completed 5/21/08.
- 7) Handicap ramp in front of Bldg. #3087 to be completed week of the 27<sup>th</sup> of May.
- 8) Boiler room to south laundry repaired due to pin hole leak on inlet side of boiler and leaking fitting on discharge side of boiler-replaced and repaired leaks as needed.
- 9) Re-paint of outside gate at Robertson due to Graffiti.
- 10) Cleaning of pool furniture and heat to pool has been supplied on May 1, 2008.

**III. COMMUNITY PROJECTS**

- 1) Antenna conversion notice submitted to management indicating cost of transition from Analog to Digital of \$5140.80. Reason for this expense is that the property's existing master antenna has amplifiers and line extensions causing problems at the "Head End" not allowing signals to each apartment. Alternatives are:
  - a. Residents can still use the antenna with a "set-top-box" and rabbit ears which will not give the same quality reception as when tapped into the master antenna.
  - b. Subscribe to local cable provider.
- 2) The clubhouse antenna that was just recently installed with the HD upgrade is fine and ready to go, the only hold up is that the TV is missing a digital tuner which can be bought directly by the Corporation or by the vendor that had proposed an offer submitted in the 4/23/08 Community Director's report.

**IV. PROPOSALS**

- 1) Arreolas – replace 2" valve behind building #3005. \$830.00

**V. FOR BOARD'S REVIEW**

Is replacement of pool umbrella needed now? Does anyone know were, when originally purchased? Should replacement be made when the other (2) are worn so that all (3) are the same if a match cannot be made?

Comments: