

MINUTES OF EASTERN GARDENS COOPERATIVE
JUNE 22, 2005

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

Board members present:

Alphonso Baute, President
June Robinson, Vice President
Ed Healy, 2nd Vice President
Kathy Slotterback, Treasurer

Secretary Mary Kirk, absent

Others present:

Theresa Williams, Community Director
Jim Collins, F. P. I. Representative

Reports:

No minutes due to Secretary's absences

Kathy Slotterback, Treasurer - no report, but a number of questions

Theresa Williams, Monthly report - see attached

Kathy Slotterback asked if the turn-over costs were in the amount spent
on work orders. Theresa Williams stated there were
no turn-over costs for the period

Theresa Williams' report was accepted by Alphonso Baute for the Board

Jim Collins reported the bids received for the roof work (copies to file).

A discussion on the bids, among the Board Members and with Jim Collins then ensued.

Jim Collins recommended acceptance of the bid by D7, based on his having dealings with them that were satisfactory. (see bid copies for details). Jim stated he had six bids, three for the roof work and three for the painting. All bids were for the full amount of work for the entire complex, broken down by buildings.

At the end of the discussion Ed Healy made a motion to accept the D7 bid. June Robinson seconded the motion. Motion carried without dissent.

The next item of business was the bids for painting in the complex. (see bid copies for details). The first bid from All Star Painting was for \$48,160.00 and included clubhouse and two buildings. The second bid from Wild West Painting was for \$48,800.00 for the same work.

A general discussion among the Board Members and Jim Collins on the acceptance of Wild West's bid ensued, when Jim Collins recommended their bid be accepted. He also stated he was still waiting for the third bid.

Kathy Slotterback requested that Jim Collins call Wild West and ask them to re-submit and that they specify all work all the work to be done when painting, in detail. Jim Also that B & B (3rd bid) should also include all details of work during painting and then all three bids should be compared. Jim Collins agreed to make the two telephone calls.

There was general agreement on giving the contract to Wild West Painting, if all details included and their guarantee is specified.

President Alphonso Baute then moved on to the New Rules and Regulations.

June Robinson made a motion to postpone the New Rules and Regulations until the next Board Meeting. Kathy Slotterback 2nd the motion. Alphonso Baute, Kathy Slotterback and June Robinson voted yea, and Ed Healy voted nay. Motion carried.

It was then stated by June Robinson that all the members of the complex need to have time to review and understand the document.

Alphonso Baute stated he wanted to let all the members know that he had noticed the PG&E meter for the swimming pool and the entire complex had been changed but had been set incorrectly at 1.04 not 1.00. He called PG & E and we have received a credit to our account of \$7,700.00. The Board and the Members applauded Alphonso Baute as a thank you for handling this problem.

New Business: Jim Collins requested approval for Eastern Gardens to pay for Theresa Williams going to a class (5 sessions) in Apartment Management given by The Rental Housing Association.

A discussion regarding this then ensued. Alphonso Baute, Jim Collins and Ed Healy were for approval of the \$499.00 fee plus the \$69.00 application fee. But, no overtime as Theresa Williams would attend the classes on her own time.

June Robinson and Kathy Slotterback did not agree as they could see little if any benefit of classes involving rental property, when we are a co-op.

Ed Healy made the motion to approve sending Theresa Williams to the five classes, at our expense. After the discussion, he amended the motion to include no over time payments. Kathy Slotterback 2nd the motion.

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a discussion was in progress regarding liability insurance during the roof work.

It was concluded that the contractor has to carry the liability insurance on his workers and no worker should be employed on his or her own time.

Kathy Slotterback made the motion that the Maintenance Person of Eastern Gardens shall not be painting or doing maintenance work for members.

Ed Healy 2nd the motion
Motion carried without dissent.

President Alphonso Baute adjourned the meeting at 8:25 p.m.

Submitted:

Mary C. Kirk, Secretary