

**Eastern Gardens Cooperative, Inc.**  
**Regular Meeting of the Board of Directors**  
**June 22, 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
Rick Caughey, Alternate Board Director	
Gary Haugstad, Portfolio Mgr., FPI	Theresa Williams, Community Director, FPI
Mr. Thomas Hogan, Esq., Attorney at Law	

President Lenhart requested one minute of silence for the recent deaths of two members. President Lenhart introduced Mr. Thomas Hogan as legal counsel for Eastern Gardens and asked that any visiting guests present in the audience to please introduce themselves.

It was moved by Treasurer, Mrs. Donna Schmelz, second by V.P., Mr. James Patrick and carried (5 Yea's-0 Nays), to accept the board's regular meeting minutes of 3/23/2010.

**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 – No report
- 3) Vice President – No report
- 4) President – No report

**CONSENT MATTERS**

- 5) None

**COMMITTEES REPORTS**

- 6) Social Committee Director Ms. Joan Wood informed the board that she would be stepping down and has asked Ms. Ardeth Andrews #99 to take over as the Social Committee Director, Ms. Andrews accepted.

**MANAGEMENT REPORTS**

- 7) Portfolio Manager – No report
- 8) Community Director – See attached report

**UNFINISHED BUSINESS**

- 9) Change of Rule #16. Summary: Board approval required for guests staying longer than three weeks. The board will disseminate a notice informing the general membership that the new rules change will become effective in 30 days, (i.e., July 22, 2010).

**NEW BUSINESS**

- 10) Petition received by the Board requesting to hold a general membership meeting to discuss the present and future fiscal plans for Eastern Gardens. The board will disseminate a notice informing the general membership that the special membership meeting to review fiscal/budget issues will be held on August 24, 2010 at 6pm in the clubhouse.

**MEMBERSHIP Q&A/COMMENTS**

The board, management and legal counsel accepted and answered questions from the attending membership.

**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. Board approved the Executive Session Meeting Minutes, 4/6/10, 4/12/10, 4/19/10, 4/27/10, 4/28/10, 5/11/10, 5/20/10, 5/27/10 on topics:
  - a) Legal issues.
  - b) Interviews from the outside waiting list
  - c) Disciplinary Hearing(s)
  - d) Contract formation/renewal
  - e) Review letter(s) from members/management that are matters of a private nature.
2. The Board interviewed candidate(s) that are to be considered for membership.
3. Board discussed legal issues.
4. 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 7:50 PM.



Ed Healy, Secretary

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



SIGNATURE DATE 9-22-2010

*The meeting was held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Regular meetings 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 §1353(b)(h) & Corp. Code §8320(b)*

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



## COMMUNITY DIRECTOR'S REPORT BOARD MEETING 6/22/2010

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### 1. COMMUNITY PROJECTS

1. M/O – M/I process for (4) apartments within the time frame of 4/1/2010 – 6/10/2010, consisting of; (2) from the in house transfer list and (2) from the outside waiting list.
2. Notice of applicant status sent out to all waiting list applicants for current update.
3. Section 8 recertification process for June, July, September and October deadline.
4. Applicant interviews for move in process.
5. Pool preparation on May1,2010 consisting of; cleaning and placement of all pool furniture, cleaning of pool deck, turning on of heat for summer usage
6. Annual inspections conducted the week of 6/7/2010 resulting with zero health or safety hazards.
7. FPI Corporate office has requested property picture and information for insertion to company website.
8. Management will be asking members to bring in gate remotes to determine member assignment. Notice will be sent out stating further details.
9. SMUD will be replacing leaking transformer behind buildings #3015 & #3017 on Wednesday 6/23/10. Notification has been sent out by management stating details to those members that will be affected.

### II. WORK ORDERS REQUIRING SPECIAL ATTENTION

1. Power supply completed to all buildings for dish network installations.
2. Replacement and repairs to cement bumper blocks will be conducted where needed.
3. Pool fence post repairs.
4. Fire lane painting is now being conducted throughout the property.
5. Turn over repairs.
6. Post light repaired and replaced in front of buildings #3085 & # 3087.
7. Flood lights to be replaced on Westside of clubhouse and on building #3065 facing the business office.
8. Carport light fixtures replaced as necessary.

Comments: