

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
June 25, 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
Frank Lenhart, Board Director	Merritt Miller, Alternate Board Director
Gary Haugstad, Portfolio Mgr.	Theresa Williams, Community Director

It was moved by V.P. Ms. Janice Hoberg, second Director Mr. Frank Lenhart, and carried 5-0 to accept the regular meeting of the board of directors May 28, 2008 Minutes, special meetings of the board of directors June 4, 2008 Minutes and June 11, 2008.

REPORT OF OFFICERS

- 1) Treasurer – 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 – Reported his findings on SUREWEST, i.e., SUREWEST will not make available their services based on cost and expense to them. EG does not have the correct or required cabling, (i.e., CAT 5&7) to accommodate their services. Installation of all new cable would be required and is not cost effective for SUREWEST. Secretary was asked to look into AT&T and their services.
- 3) Vice President – Ms. Janice Hoberg announced as committee chairperson for the Social Committee there will be a 4th of July Potluck which a flier will be disseminated to the general membership explaining the details.
- 4) President – Announced that there will be a smoking survey disseminated to the general membership.

COMMITTEES REPORTS

- 5) None

MANAGEMENT REPORTS

- 6) Portfolio Manager – Absent
- 7) Community Director – Items recommended for Board Approval. (See Attachment)
 - a) Tree Removal – **Board Action:** Motion by Secretary Mr. Ed Healy, seconded by Director Mr. Frank Lenhart and carried by 5-0 to approve the removal of the trees as recommended in Arreola's proposal of \$1,700.
 - b) EG's share of cost for replacement of Good Neighbor between Helmar Apartments and EG – **Board Action:** Motion by Director Mr. Frank Lenhart, seconded by Acting Board Director Mr. Merritt Miller and carried by 5-0 to approve payment of \$1,028.71 to CJC contractors.

UNFINISHED BUSINESS

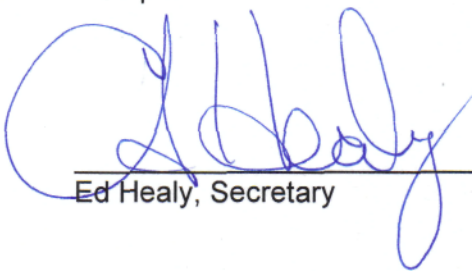
- 8) HDTV & Digital TV transition antenna cost for clubhouse and complex wide. Management submitted the proposed cost to replace and upgrade current antenna that services the entire complex at \$5,140.81, (i.e., analog signal to digital signal). The clubhouse is a stand-alone antenna, i.e., it services only the clubhouse and would be a cost of approximately \$60.00. **Board Action:** Approved by general consensus of the board to disseminate survey forms to the general membership to help 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.

- 9) Smoking Survey – **Board Action:** Approved by general consensus of the board to disseminate survey forms to the general membership.
- 10) Board Director Mr. Frank Lenhart volunteered to research the replacement cost of the pool umbrellas and will report back to the board at the next scheduled meeting.
- 11) Alterations/Additions – Letter disseminated to the general membership. **Board Action:** Approved for dissemination by general consensus of the board. (Completed & Closed)
- 12) 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)
Completed & Closed | v) Transfer of Membership * (7/9/08) |
| ii) Officers Duties/Resblty* (7/9/08) | vi) Board Removal /Carry-Over * (7/9/08) |
| iii) Primary Residency ** (7/16/08) | vii) Quarterly Membership Mtg. *(7/16/08) |
| iv) Alterations/Additions** (7/16/08) | |
- * = Bylaws
** = Occupancy Agreement
*** = Rules, Regulations & Policies

NEW BUSINESS


13) None

There being no further business, the regular meeting of the board of directors was adjourned at 7:50 pm.



Ed Healy, Secretary

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

 7/23/08

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.

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 6/25/08**

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

There is nothing to report at this time.

II. WORK ORDERS

5/27/08 – 6/20/08 = (56) Total

A. Work orders requiring special attention

- 1) Construction of handicap ramp in front of Bldg. #3005 is now completed.
- 2) Pool fence post replacement is now ongoing due to old rotted wood. Condition was aggravated by reported individuals climbing over fence...
- 3) Replacement of concrete caps in front of Bldg. #3095.
- 4) Installation of heavy wire to various vent holes located under eaves of roofs for bird entrance prevention.
- 5) Replacement of irrigation valve behind Bldg. #3005 is now completed.
- 6) Removal of remainder of old downspouts is now completed.

III. COMMUNITY PROJECTS

- 1) The purchase of (3) new umbrellas for pool facility.
- 2) Tree removal recommended by gardeners located at southeast side of property at Eastern Ave.
- 3) Upcoming annual inspections have been scheduled for the week of July 14, 2008. Notices dated June 3, 2008 containing details have been sent out to the entire membership. 48 hour notices will be posted to all members before their scheduled date and time of inspection.

IV. PROPOSALS

- 1) Arreolas – Tree removal of (16) dying Juniper's at southeast side at Eastern Ave. \$1700.00 (See attachment)

V. FOR BOARD'S APPROVAL

Invoice indicating scope of work and cost for replaced fence by neighboring owner of apartments to southeast side at Eastern Ave. requesting that Eastern Gardens share ½ of cost of \$2,057.42 = \$1,028.71 (See attached documents)

Comments: