

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
July 23, 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:

Linda Patrick, President/Board Director
Donna Ripley-Schmelz
Merritt Miller, Alternate Board Director
Gary Haugstad, Portfolio Mgr.

Ed Healy, Secretary/Board Director
Frank Lenhart, Board Director
Kathy Slotterback, Alternate Board Director
Theresa Williams, Community Director

Not Present: V.P. Ms. Janice Hoberg

It was moved by Treasurer Mrs. Donna Ripley Schmelz, second Director Mr. Frank Lenhart, and carried 5-0 to accept the regular meeting of the board of directors June 25, 2008 Minutes, special meetings of the board of directors June 30, 2008 Minutes, July 2, 2008, July 9, 2008 and July 16 2008 Minutes.

REPORT OF OFFICERS

- 1) Treasurer – Copies of the financials are made available to members at their request and can be obtained at the business office.
- 2) Secretary – i) 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; ii) Secretary was asked to look into AT&T and their services, however Community Director Ms Theresa Williams had already discussed this issue with the AT&T representative who stated they do not have the capabilities to accommodate TV services at this time only telephone and internet. We can expect sometime within the next couple of years before they can offer any TV packages.
- 3) Vice President – Not present. No report.
- 4) President – Mrs. Linda Patrick reported the following: i) announced the heroic efforts of Mr. Frank Lenhart and Mr. John Stofanick who risked their own lives to stop a runaway vehicle in which a member suffered a heart attack and lost control of their vehicle crashing through the front gate. Mr. Lenhart and Mr. Stofanick were able to bring the vehicle to a complete stop just short of hitting the clubhouse and other vehicles parked in the parking lot. The member who suffered the heart attack is recovering very well and is expected back soon; ii) reported the completion of the old business items and will soon be ready for dissemination to the general membership; iii) survey forms for smoking were completed and based on the consensus of the survey the smoking policy will stand as is with no changes; iv) called for a motion to ratify the current smoking policy. **Board Action:** Motion by Secretary Mr. Ed Healy, second by Mr. Frank Lenhart and carried 5-0 to accept the Smoking Policy as written in the Members Handbook with no changes; v) survey forms for the antenna will be disseminated to the general membership and will be due back NLT August 15, 2008.

COMMITTEES REPORTS

- 5) None

MANAGEMENT REPORTS

- 6) Portfolio Manager – i) Mr. Gary Haugstad reported they were in receipt of a letter from the California Affordable Housing Initiatives, Inc. (CAHI) reminding Eastern Garden's contract for "Section 8 Program" will expire on 12/31/2008 and if we are going to renew we must start the process now in order to avoid any losses in subsidy payments for those on the program. **Board Action:** Motion by Secretary Mr. Ed Healy, second by Treasurer Mrs. Donna Ripley-Schmelz and carried 5-0 to have management draft the renewal contract for submittal to CAHI; ii) Mr. Haugstad reported that in conjunction with the Section 8 contract renewal it will also be necessary to have an economic study done, (i.e. other apartments) within the surrounding area which will accompany the renewal contract. Estimated cost for the study is \$2,000-3,000 and is good for 5 years. **Board Action:** Motion by Secretary Mr. Ed Healy, second by Treasurer Mrs. Donna Ripley-Schmelz and carried 5-0 to have management contact an independent company that will conduct the study; iii) Mr. Haugstad also advised the board that CAHI has a changed their policy which requires Eastern Gardens to submit their 2009 budget from 90 days to 120 days prior to the end of the calendar year. **Board Action:** By consensus of the board the budget meeting usually set in October will now meet August 19, 2008, to accommodate CAHI's new policy change.
- 7) Community Director – Four items recommended for Board Approval. (See Attachment) **Board Action:** The board chooses to table this until management is able to provide additional information, (i.e. Stump removal included? Sacramento Tree Foundation to validate removal).

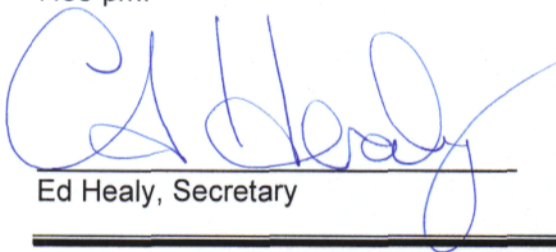
UNFINISHED BUSINESS

- 8) HDTV & Digital TV transition antenna survey forms to be distributed to general membership.
- 9) Smoking Survey/policy – **Board Action:** The board ratified the smoking policy 5-0 to adopt and keep the smoking policy as is without any changes.
- 10) Proposed Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations. Meetings scheduled and open to the general membership; attendance only.
- a) Items scheduled for special meetings:
- | | |
|----------------------------------------|-----------------------------------------------------------|
| i) Officers Duties/Resblty* (7/9/08) | v) Quarterly Membership Mtg. *(7/16/08) |
| ii) Primary Residency ** (7/16/08) | vi) Add Expulsion Procedures to Bylaws and O.A.* (8/5/08) |
| iii) Alterations/Additions** (7/16/08) | vii) Default Article 14 ** (8/5/08) |
| iv) Transfer of Membership * (7/9/08) | |
- * = Bylaws
** = Occupancy Agreement
*** = Rules, Regulations & Policies

NEW BUSINESS

11) None

There being no further business, the regular meeting of the board of directors was adjourned at 7:55 pm.



Ed Healy, Secretary

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



8/27/08

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 7/23/08

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

There is nothing to report at this time.

II. WORK ORDERS

6/23/08 – 7/18/08 = (62) Total

A. Work orders requiring special attention

- 1) Cement filler applied to lifting concrete in pool area caused by tree roots for trip hazard prevention.
- 2) Caution paint to all curbs located on all ramps throughout property.
- 3) Additional posts to pool fence have rotted requiring further replacement.
- 4) Entrance passage gate lock replaced located at southeast side of Eastern Avenue due to vandalism.
- 5) Inspection work orders are now in process of completion consisting of the following items found in need of repairs and replacements; faucets, A/C & Heating, Tub Surround, smoke detectors, bathroom fans, range hoods, toilets, lighting fixtures, bathtub, carpet stretch, and vinyl floors.
- 6) Emergency main entrance electronic gate repair involving an accident incident with a vehicle collision driving through the gate.

III. COMMUNITY PROJECTS

- 1) Annual inspections completed as of 7/18/08.
- 2) Pool inspection conducted on 7/2/08 resulting in a finding of water in (1) pool light requiring the County to close pool. Repair was completed by 10:00am the next day and pool was re opened for use.
- 3) Notice of applicant status forms sent out to all applicants for waiting list update.
- 4) Notification to insurance company of involved party for reimbursement of damages to entrance gate.

IV. PROPOSALS

A. Tree removal needed due to aging and root damage to different locations;

1. (4) Juniper trees behind building 3095. \$1200.00
2. (2) Juniper trees behind clubhouse. \$ 280.00
3. (4) Juniper trees by pool causing concrete lifting. \$1300.00
4. Prune all Mulberry trees on property between September and February, due to the hot weather. \$860.00

V. FOR BOARD'S APPROVAL

Please provide schedule for the above tree removal proposals according to availability of funds and recommended seasonal scheduling.

Comments: