

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
July 26, 2006 Minutes**

**FILE COPY
ORIGINAL**

The closed session was called to order by President Blair McLeod, at 6:40 PM. There were no members from the general membership present. The closed session meeting adjourned at 6:55 PM.

The Board of Director's meeting was called to order at 7:00 p.m. by President Blair McLeod. Roll call showed the following officers, board directors and management personnel present:

Blair McLeod, President	Joan Wood, Vice President
Ed Healy, Secretary	Margaret Saunders, Treasurer
Rick Caughey, Board Director	
Gary Haugstad, Sr. Regional Property Mgr.	Theresa Williams, Community Director

It was moved by Secretary Ed Healy, second by Vice President Joan Wood, and carried, to approve the minutes of the June 27, 2006 meeting as printed.

CORRESPONDENCE

Letter(s) submitted to the Board by the general membership. (See Closed Session Meeting Minutes)

REPORTS

1) OFFICERS/BOARD MEMBERS/ALTERNATES

- a) The Financial Report was read by Treasurer Margaret Saunders. It was moved by Rick Caughey, second by Joan Wood, motion carried to approve the report as read.
- b) Presidents, Blair McLeod, reported that during last month's board meeting (June) it was approved to purchase and install a park bench for the picnic area; this decision has now been rescinded. The purchase and installation of a new bench will not go forward.

2) COMMITTEES – None

3) SR. REGIONAL PROPERTY MANAGER – Reported on the following:

- a) New Roof Repairs/Replacement Proposals for Buildings 3005/3007 & 3085/3087 –
 - i) D-7: \$87,156.00
 - ii) Kodiak: \$99,350.00
 - iii) Sierra Single Ply: \$166,800.00
 - iv) Watson Roofing: \$139,160.00
 - v) Recommendation: Award bid proposal to D-7 @\$87,156.00. D-7 is the same contractor who had done the previous three buildings.
- b) Additional address signs on buildings – Gary reported that he should have cost proposals from the vendor for materials and installation by next meeting.

- 4) COMMUNITY DIRECTOR – Board’s action based upon Community Director’s report:
 - a) It was moved by Rick Caughey, second by Joan Wood, and carried to replace the linoleum in the clubhouse, and both laundry rooms.
 - b) It was moved by Joan Wood, second by Rick Caughey, and carried not to install a ramp at the south laundry room building entrance at this time.
 - c) It was moved by Rick Caughey, second by Ed Healy, and carried to have the Community Director obtain price costs for carpet replacement on those units considered to be a safety risk.
 - d) It was moved by Ed Healy, second by Joan Wood, and carried to indefinitely table the resurfacing of the pool until such time that it becomes necessary. CLOSED

UNFINISHED BUSINESS

- 5) Picnic Area – Table and bar-b-que grills will be repaired/replaced as needed. No new work or purchases, i.e., concrete pad or additional tables at this time.
- 6) Extending Clubhouse Hours – Extend clubhouse hours from 5:00 pm to 10:00 pm M-F & opening the clubhouse on weekends. Tabled until the board schedules a special meeting to discuss the issues.
- 7) Rules & Regulations – Tabled until the board schedules a special meeting or to discuss the issues.
- 8) Primary Residency - Tabled until the board schedules a special meeting to discuss the issues.

NEW BUSINESS

- 9) NONE

GOOD OF THE ORDER

- 10) NONE

REPORT OF CLOSED SESSION

The closed session was called to order by President Blair McLeod, at 6:40 PM. There were no members from the general membership present. Roll call showed the following officers, board directors and management personnel present:

Blair McLeod, President

Joan Wood, Vice President

Ed Healy, Secretary

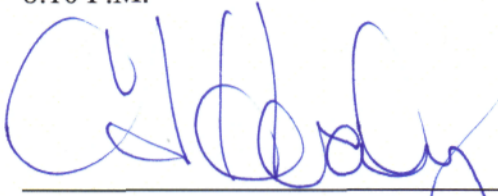
Margaret Saunders, Treasurer

Rick Caughey, Board Director

Gary Haugstad, Sr. Regional Property Mgr.


- 11) In accordance with Eastern Garden’s By Laws Article V, Section 4, “Vacancies”, a special meeting was called for EG Board to hold discussions to fill the vacant position of Alternate Board Director. Nominee was Mr. Frank Lenhart.
 - a) Motion by Ed Healy, Second by Joan Wood, and carried to accept Mr. Frank Lenhart as Alternate Board Director.
- 12) Letter submitted to the Board from the General Membership
 - a) Member requesting that the board authorize and appoint a temporary committee or committees. Board will schedule a meeting with member for clarification on the issue of committees, e.g., purpose, function, guidelines...etc.

There being no further business, the regular meeting of the board of directors was adjourned at 8:10 P.M.



Ed Healy, EG Co-op., Inc., Secretary

Minutes approved as presented by a majority vote of the Board of Directors



Signature

8/23/06
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.

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