

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
August 22, 2007 Minutes

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, management personnel and guest speaker's present:

Blair McLeod, President
Ed Healy, Secretary
Shirley Brown, Board Director
Merritt Miller, Alternate Board Director

Joan Wood, Vice President
John Stofanick, Board Director
Dick Crockett, Alternate Board Director
Theresa Williams, Community Director

Guest Speaker, Mr. Kent Brister, Sacramento Tree Foundation – Mr. Brister accompanied management on a grounds inspection of our trees and their condition. He reported that overall our trees look healthy and are in very good condition. There were a few trees (i.e. two or three) he suggested that we should consider removing due to root damage, dead or dying and recommended type of new trees to plant in their place. Mr. Brister concluded that the tree foundation is in partnership with SMUD and would be very happy to supply new trees and help site their location for future planting, free of charge.

Guest Speaker, Mr. Kurt Whisenhunt, Sacramento Building Repair – Mr. Whisenhunt reported the status of the roofs and what we could expect. Work completed thus far was in accordance with proposed specifications and those already completed are waiting for inspection by the Sacramento County building inspector.

It was moved by V.P. Joan Wood, second by Secretary Ed Healy and carried, to approve the meeting minutes of the July 25, 2007 as printed.

CORRESPONDENCE

- 1) Letter(s) from Members:
 - a) Letter from member(s) dated 8/07, submitted to the Board with comments on the election of Directors. **Action Taken:** NONE. The board submitted a letter thanking the member for their comments and suggestions concerning the election of directors and will take it under advisement should there be any amendments to the bylaws on this issue.
 - b) Letter from member(s) dated 8/07, submitted to the Board offering the donation of a picnic table for placement in the picnic area; the table may require some minor assembly. **Action Taken:** Before the board makes its decision, President McLeod offered to contact the member(s) for more details, (i.e., size, durability, type material, can it be anchored...etc).
 - c) Letter from member(s) dated 8/07, submitted to the Board with comments on Eastern Garden's financial practice, (i.e., bookkeeping, auditing and treasurer's duties). **Action Taken:** The board submitted a letter thanking the member for their comments and recommendations and assured the member that Eastern Garden's has no plans of changing its business financial practice's, (i.e., the bookkeeping and auditing of its books will continue to be outsourced, in accordance with HUD's requirements under the regulatory and insured loan agreement.

REPORT OF OFFICERS

- 2) Treasurer: No report. (See monthly financials that are provided to the Board each month) Copies are made available to members at their request and can be obtained at the business office.
- 3) Secretary: Mr. Ed Healy reported that we are out of Eastern Garden's document binders and in their place a new Membership Handbook will be compiled and distributed to the general membership, upon the board's review and approval. The Handbook will include all current amendments and revisions to the Occupancy Agreement and In-House Rules & Regulations.
- 4) Vice President: No report
- 5) President: No report

COMMITTEES REPORTS

- a) Landscape Committee provided copies of their report to the board for their review.
- b) Election Committee proposed additional guidelines for the election committee members.
- 6) SR. REGIONAL PROPERTY MANAGER – Not present, no report
- 7) COMMUNITY DIRECTOR – (See attachment)

UNFINISHED BUSINESS

- 8) Asphalt/slurry proposals. Waiting for additional clarification on bid proposals before board's decision.
 - a) Sierra National Asphalt - \$22,860.
 - b) Astro Paving - \$20,338.
 - c) Valley Slurry Seal - \$22,666.
 - d) Alpha Omega Paving - \$12,987.
- 9) Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations.
 - a) Animal/Pet Policy - **Action Taken:** No final comments by the general membership as to the revisions of the animal policy; this issue is closed and removed from the agenda.
 - b) Transfer of Membership – TABLED. Special meeting will be scheduled at boards discretion.
 - c) Occupancy Agreement – TABLED. Special meeting will be scheduled at boards discretion.
 - d) Quarterly Membership Meetings – TABLED. Special meeting will be scheduled at boards discretion.

NEW BUSINESS

- 10) NONE

MEMBERSHIP COMMENTS

General discussions and questions by the members

REPORT OF PRE-MEETING SESSION

The closed session was called to order by President Blair McLeod, at 6:00 PM. There were no members from the general membership present. Roll call showed the following officers, board directors and management personnel present:

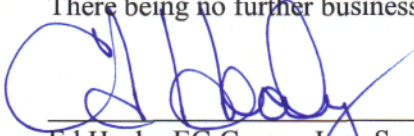
Blair McLeod, President	Joan Wood, Vice President
Ed Healy, Secretary	John Stofanick, Board Director
Shirley Brown, Board Director	Dick Crockett, Alternate Board Director
Merritt Miller Alternate Board Director	Gary Haugstad, Portfolio Manager

DISCUSSIONS:

- 11) Letters from the Membership – See Correspondence
- 12) V.P. Ms. Joan Wood volunteered to temporarily step in as treasurer until December elections. President Blair McLeod accepted and delegated this duty to V.P. Ms. Joan Wood.


The pre-meeting closed session meeting adjourned at 6:50 PM.

There being no further business, the regular meeting of the board of directors was adjourned at 9:15 P.M.



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

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

 **9/26/07**
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