

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
August 23, 2006 Minutes

FILE COPY
ORIGINAL

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	Rick Caughey, Board Director
Frank Lenhart, Alternate Board Director	
Gary Haugstad, Sr. Regional Property Mgr.	

It was moved by Vice President Joan Wood, second by Board Member Rick Caughey, and carried, to approve the minutes of the July 26, 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 - None
- 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: Was awarded the contract and will start work mid September.
 - b) Additional address signs on buildings - Gary submitted cost proposals for materials and labor to install 14 each signs, i.e., two per building.
- 4) COMMUNITY DIRECTOR - Reported on the following:
 - a) Window cleaning schedules will go out this week. Dates established are 9/5/06 and 9/8/06.

UNFINISHED BUSINESS

- 5) Amendments to Rules & Regulations - Tabled until the board schedules a special meeting to discuss the issues.
 - a) Primary Residency
 - b) Committees
 - c) Community Appearance - Patios & Breezeways
 - d) Clubhouse
 - e) Pet Policy

NEW BUSINESS

- 6) NONE

GOOD OF THE ORDER

- 7) NONE

REPORT OF CLOSED 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:

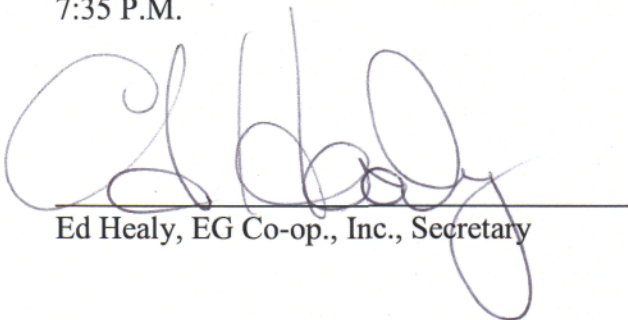
Blair McLeod, President
Ed Healy, Secretary
Frank Lenhart, Alternate Board Director
Gary Haugstad, Sr. Regional Property Mgr.

Joan Wood, Vice President
Rick Caughey, Board Director

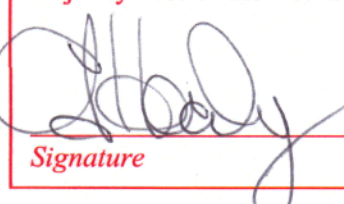
- 8) Board held a meeting with members requesting to form an ad-hoc/focus group committee.
 - a) Motion by Ed Healy, second by Rick Caughey, motion carried to approve temporary ad-hoc committee referred to as a "Focus" group.
 - i) Purpose and Function of Focus group: Is to discuss with other members who might be interested in forming or establishing Standing Committees or other Ad-hoc Committees, (e.g. Social, Welcoming, or Election committees).
 - ii) Duration of Focus Group: 2 months
 - iii) Report due: On or before November 15, 2006
- 9) Letter(s) submitted to the Board from the General Membership
 - a) Letter #1 - Member requesting to meet with the board on matters concerning alterations to their apartment unit. The Board approved request to hold a meeting with member.
 - b) Letter #2 - Member with concerns on Eastern Garden's maintenance technician position. The Board is diligently working with our Senior Property Manager, Mr. Gary Haugstad and Community Director, Theresa Williams to fill this position as quickly as possible.
- 10) Conference with Sr. Regional Property Manager: Violator(s) of the Occupancy Agreement (OA). Action taken against repeated violator(s) of the OA. Motioned, second, and carried to terminate membership and evict said violator(s).

The closed session meeting adjourned at 6:55 PM.

There being no further business, the regular meeting of the board of directors was adjourned at 7:35 P.M.


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

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

 9/27/06
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.

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