

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
August 27, 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 President Mrs. Linda Patrick. Roll call showed the following officers, board directors, and management personnel present:

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| Linda Patrick, President/Board Director | Janice Hoberg, V.P./Board Director |
| Ed Healy, Secretary/Board Director | Donna Ripley-Schmelz, Treasurer/Board Director |
| Frank Lenhart, Board Director | Merritt Miller, Alternate Board Director |
| Kathy Slotterback, Alternate Board Director | |
| Gary Haugstad, Portfolio Mgr. | Theresa Williams, Community Director |

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 July 23, 2008 minutes, special meetings of the board of directors July 23, 2008 minutes, August 5, 2008 minutes, and August 19, 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 – No Report
- 3) Vice President – No report.
- 4) President – No Report

COMMITTEES REPORTS

- 5) Social Committee –Reported that there will be a Thanksgiving Potluck Dinner in November; date and time will be determined and notices will go out to the general membership.

MANAGEMENT REPORTS

- 6) Portfolio Manager – i) Mr. Gary Haugstad reported on the budget that he will present to HUD before the 120 day deadline for there approval. Expects no problems at this time.
- 7) Community Director – Two (2) items recommended for Board Approval. (See Attachment item III, 4) **Board Action:** (i) Pool Repairs - Motion by Secretary Ed Healy, second by Treasurer Donna Ripley-Schmelz and carried 5-0 to have the pool shut down on October 1-5, 2008 for repairs and compliance with new mandated Federal Safety Regulations. ii) Tree removal - The board chose to table Arreola's proposal for tree removal until management is able to provide additional information, (i.e. Stump removal included, cost? Sacramento Tree Foundation to validate removal). iii) Landscape Maintenance Proposals – No action required by board at this time. Management will provide additional landscape maintenance proposals for the board's review.

UNFINISHED BUSINESS

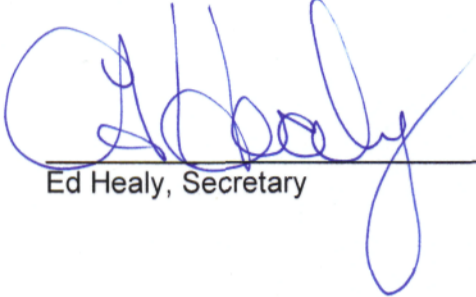
- 8) HDTV & Digital TV transition antenna survey forms received and tallied. Based on survey results completed by the entire membership, voting in favor **NOT** to replace, or upgrade the existing EG antenna will not be performed. **Board Action:** Motion by Director Frank Lenhart, second by Treasurer Donna Ripley-Schmelz, and carried by 5-0 to spend no monies on the existing antenna, this issue is closed.

- 9) Proposed Amendments/Revisions/Additions of By-Laws to be disseminated to the general membership for their review and vote. Ballots will be tallied by the elections committee on September 4, 2008.

NEW BUSINESS


- 10) Membership Q&A on proposed amendments to the bylaws. General discussions, no action by the board.

There being no further business, the regular meeting of the board of directors was adjourned at 8:16 pm.



Ed Healy, Secretary

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



9/24/2008

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 8/27/08**

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

There is nothing to report at this time.

II. WORK ORDERS

7/21/08 – 8/22/08 = (71) Total

A. Work orders requiring special attention

- 1) Tree root damage to lifting cement in pool area causing potential trip hazard, area has been tagged for caution until repairs are completed.
- 2) Brick walkway located behind north laundry and dumpster area found to be not level causing trip hazard; area tagged for caution until repairs are completed.
- 3) Grounds have been planted with (6) trees supplied through the SMUD Tree program.
- 4) Pool entrance gate was repaired with a hydraulic gate closer replacement.
- 5) Emergency branch removal was performed to the Sycamore Tree located in the picnic grounds on property.
- 6) HVAC condensate drip pans found rusted out due to old age. Management to have new pans fabricated for pro activeness.

III. COMMUNITY PROJECTS

- 1) HUD audit preparation for 10/2008.
- 2) Re submission of Areola's Tree Proposals stating stump grinding information.
- 3) Gardner's Contract renewal notification along with new contract for approval.
- 4) New safety Federal regulation to be effective 12/19/08 effecting all pools and spas requiring anti entrapment device including drain covers and vacuum release system so that children cannot be entrapped by a pool or spa drains. Also, at no extra cost the pool will be acid washed for surface restoration at same time of anti entrapment installation while pool is drained. Because of the urgency and volume of this required compliance the vendor is tasked with I have scheduled this repair for Wednesday October 1, 2008.

IV. FOR BOARD'S REVIEW AND APPROVAL

- 1) Gardner's contract renewal.
- 2) Arreola's tree proposal re submissions.

Documents attached

Comments: