

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
September 23, 2009 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 Ms. Janice Hoberg. Roll call showed the following officers, board directors, and management personnel present:

Janice Hoberg, President/Board Director	Frank Lenhart, V.P./Board Director
Donna Schmelz, Treasurer/Board Director	Ed Healy, Secretary/Board Director
Merritt Miller, Alternate Board Director	James Patrick, Alternate Board Director
Gary Haugstad, Portfolio Mgr., FPI	Theresa Williams, Community Director, FPI

It was moved by Mrs. Donna Schmelz, second by V.P. Mr. Frank Lenhart, and carried 5-0 to accept the minutes of June 24, 2009; July 7, 2009; July 14, 2009; July 21, 2009; August 10, 2009

REPORT OF OFFICERS

- 1) Treasurer – Mrs. Schmelz reported that our current financial status is excellent, i.e., all payment of bills are current with a surplus in the checking account. Copies of the financials are made available to members at their request and can be obtained at the business office.
- 2) Secretary – Mr. Healy reported the renewal of Eastern Garden's Articles of Incorporation with the State of California Secretary of State's office. This process must be done every two years at a cost of \$22.00. By doing so, it continues to validate EG's charter with the state.
- 3) Vice President - None
- 4) President – Ms. Hoberg announced as a reminder about the "Give-Away" scheduled on Saturday, September 26, 2009.

CONSENT MATTERS

- 5) None

COMMITTEES REPORTS

- 6) Social Committee: Ms. Janice Hoberg reported that a Thanksgiving and Christmas dinners will be in the works. Still need to work out the details, members will be notified when ready.

MANAGEMENT REPORTS

- 7) Portfolio Manager
 - a. Mr. Haugstad reported that the REAC inspection went fairly well, only a few minor discrepancies which will be taken care of.
- 8) Community Director – See attached report

UNFINISHED BUSINESS

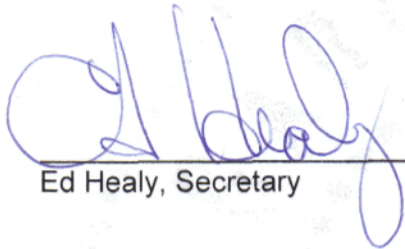
- 9) Budget for year 2010 – Mr. Haugstad submitted the proposed budget to the board for their review. Mr. Haugstad will draft the Operating Cost Adjustment Factor (OCAF) to be submitted to HUD after board review/approval.

NEW BUSINESS


- 1) Grab bars, sliding doors inside clubhouse showers & bathrooms. **Board Action:** Motion by Mr. Ed Healy, second by Mr. Frank Lenhart, and carried (5-0 Ayes), approving the installation of Grab Bars at both bathroom commodes. Sliding doors to showers will be removed and shower curtains installed, only if it becomes a serious safety issue, until then no action will be taken.
- 2) Pool gates, difficulty in opening them. Management reported that according to local code and recent inspections by the county, the pool gates are currently operating in accordance with county requirements and must remain as they are. **Board Action:** No action by the board.

- 3) Assigned covered parking stalls, map out and one per member. Management explained how the parking stalls are assigned and the reason to change the visitor stall to a carport cover. **Board Action.** No action by the board.
- 4) Pool rules, specifically, after hour notification/weekends. **Board Action.** Motion by Mr. Ed Healy, second by Mr. Frank Lenhart and carried (5-0 Ayes), approving the amendments to the Pool Rules, (delete #17a), (revise #25)
"In an emergency please Dial 911. For all other pool issues or problems, inform management during normal business hours, (i.e. M-F 8am – 5pm)."
- 5) Revision of Bylaws/O.A., discussions to re-visit two or three items only. **Board Action:** Special meeting scheduled for October 1, 2009 at 6:30pm in the clubhouse.

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


Ed Healy, Secretary

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

 12-8-2009
SIGNATURE DATE

The meeting was held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Regular meeting of the Board of Directors shall be in accordance with EG Bylaws Article V, Section 8. 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 9/23/09

1. COMMUNITY PROJECTS

1. M/O – M/I process for (6) apartments within the time frame of 7/17/09 – 9/5/09, consisting of; (3) from the in house transfer list and (3) from the outside waiting list.
2. The REAC inspection conducted on 8/27/09, resulting with a passing score.
3. Installation of “No Smoking” policy signage to the Eastern Ave. and Robertson Ave. electronic entrance gates.
4. Replacement of carpet and vinyl to the Clubhouse and office.
5. CAHI (MOR), Management Occupancy Review to be conducted on 10/19/09. Notification, stating details will be distributed to entire membership.
6. Five (5) month tree preventative maintenance program is ongoing ending in November, including sprinkler irrigation renovation for water conservation.
7. Cement grinding, raised concrete repairs, handicap ramp and hand rail installation has been completed for preventative safety hazard compliance.
8. Pool passed County inspection on 8/17/09.
9. Installation of Clubhouse signage to main entrance door.

II. WORK ORDERS REQUIRING SPECIAL ATTENTION

1. Installation of photo cell for pool lights.
2. Dirt fills to valve replacement areas.
3. Repairs to office ceiling due to roof leak damage.
4. Apartment turnover repairs.
5. Installation of outside shower in pool area.
6. Driveway divider reflector lane stripped at northwest corner near dumpster area.
7. Pool heat to be turned off and pool furniture to be put in storage during the month of October, actual date pending on weather conditions.

Comments: