

Eastern Gardens Cooperative, Inc.
Board of Directors
Quarterly General Membership Meeting
September 27, 2006 Minutes

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	Ed Healy, Secretary
Margaret Saunders, Treasurer	Rick Caughey, Board Director
Frank Lenhart, Alternate Board Director	Kathy Slotterback, Alternate Board Director
Gary Haugstad, Sr. Regional Property Mgr.	Theresa Williams, Community Director

It was moved by Frank Lenhart, second by Rick Caughey, and carried, to approve the minutes of the September 26, 2006, September 6, 2006, and August 23, 2006 meetings as printed.

CORRESPONDENCE

Letter(s) submitted to the Board by the general membership. (See Good of the Order)

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: Estimated start date for roof replacement is mid to late October
 - ii) REAC Inspection conducted by HUD – Eastern Gardens received a 98 out-of 100 with only minor discrepancies.
- 4) COMMUNITY DIRECTOR – (see attached report)

UNFINISHED BUSINESS

- 5) Amendments and adoptions to Rules & Regulations
 - a) Motion by Frank Lenhart, second by Ed Healy, and carried to approve and adopt Clubhouse Rules.
 - b) Motion by Frank Lenhart, second by Ed Healy, and carried to approve and adopt Committee Policies for Eastern Gardens.
 - c) Primary Residency – tabled until a special meeting can be held at board's discretion.
 - d) Motion by Rick Caughey, second by Frank Lenhart, and carried to forward the issues of Community Appearance and Patios/Breezeways/Walkways onto the Focus Group for their discussion and review. At which time, the Focus group will submit their recommendations to the board of directors.
 - e) Pet Policy - tabled until a special meeting can be held at board's discretion.

NEW BUSINESS

- 6) Membership Petition – Petition submitted by members requesting that the board consider officially establishing “Quarterly Membership Meetings” for the general membership, (i.e. establish resolution or amend By-Laws). Motion by Rick Caughey, second by Ed Healy, and carried to have the Focus group review the petition request, (i.e., consider revising the request to insert into the regular meeting agenda a “Membership Comments” category vs. going through the process of amending the bylaws. At which time, the Focus group will submit their recommendations to the board of directors.

- 7) Motion by Frank Lenhart, second by Rick Caughey, and carried to cancel our current pool contract and allow our new maintenance technician assume the pool cleaning responsibilities.

GOOD OF THE ORDER

- 8) Letters submitted to the Board from the General Membership
 - a) Letter #1 – Letter of appreciation from Member commenting on Theresa Williams’s outstanding performance as our community director, read aloud by President Blair McLeod.
 - b) Letter #2 – Letter of appreciation from Member commenting on management and the Board’s commendable performance during this past year. Member has offered their professional services as a certified CPA, if needed, when the budget review is performed by the board.

REPORT OF CLOSED SESSION

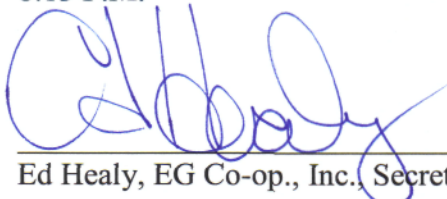
The closed session was called to order by President Blair McLeod, at 6:00 PM. There were no members from the general membership present. Roll call showed the following officers, board directors and management personnel present:

Blair McLeod, President	Ed Healy, Secretary
Margaret Saunders, Treasurer	Rick Caughey, Board Director
Frank Lenhart, Alternate Board Director	Gary Haugstad, Sr. Regional Property Mgr.

- 9) Eastern Garden’s By Laws Article V, Section 4, “Vacancies”, the board is required to select and vote to fill vacancies on the board. Motion by Ed Healy, second by Margaret Saunders, and carried to appoint Kathy Slotterback as Alternate Board Director.

The closed session meeting adjourned at 6:20 PM.

There being no further business, the regular meeting of the board of directors was adjourned at 8:13 P.M.


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

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

 
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