

**Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
September 26, 2013 Meeting Minutes**

I. CALL TO ORDER

- A. The regular meeting of the board of director's was called to order at 7:00 p.m. by President, Ms. Janice Hoberg.

II. ROLL CALL

- A. Board members present:
- | | |
|-----------------------------------|--------------------------------------|
| Janice Hoberg, President/Director | Jerry Ontiveros, V.P./Director |
| Ed Healy, Secretary/Director | Shirley Brown, Board Member/Director |
| Lynette Haley, Alternate Director | |

Absent:

Kathy Slotterback, Treasurer

- B. Management present: Gary Haugstad, FPI Portfolio Mgr. & Theresa Williams, FPI, CD
C. Total number of members in attendance: Thirty-eight (38)

III. APPROVAL OF MINUTES

A. **Board Action and votes taken:**

1. All executive meeting minutes were approved during closed session executive meetings of the board of directors prior to the board's regular open meeting.

IV. EXECUTIVE SESSION DISCLOSURE

- A. Executive session 7/10/2013, (i) interviews.
B. Executive session 7/18/2013, (i) interviews, and (ii) irrigation problems, Majestic Landscape.
C. Executive session 7/30/2013, (i) pool pump problems, (ii) common areas, (iii) letters.
D. Executive session 8/22/2013, (i) budget review, (ii) diagnostic report on irrigation from Majestic, (iii) proposed amendments on common areas and proposed adoption of bed bug addendum to O.A., (iii) notification system, and (iv) letters from members.
E. Executive session 9/5/2013, (i) final review of proposed budget, (ii) guest speaker from Pest Control Center on Bed Bugs, (iii) outgoing letter(s) to general membership on bed bugs and shrubbery, (iv) notification system, (v) letters from members.
F. Executive session 9/12/2013, (i) interviews, (ii) replacement of cigarette ash can at picnic area, (iii) letters from management and general membership.
G. Executive session 9/16/2013, (i) re-affirmed board's decision to have management move forward with the removal of those plants/shrubbery that pose a threat/danger to building structure and health and safety.
H. Executive session 9/26/2013, (i) interviews, and (ii) letters from membership.

V. REPORT OF OFFICERS

- A. Treasurer – In absence of Treasurer Ms. Kathy Slotterback, Secretary Mr. Ed Healy reported the following: As of August 2013 our current financial status is excellent, that is, all payment for invoices are current with a surplus in the checking account. Total current operating assets \$41,582; total restricted funds \$411,945; balance on mortgage loan \$885,014; delinquencies none; liens none. Copies of the financials are made available to members at their request and can be obtained at the business office or go to, (www.easterngardenscoop.org) "Membership Section", "Financials".
B. Secretary – No report

- C. Vice President - No report
- D. President – No report

VI. REPORT OF COMMITTEES

- A. Welcome Committee - Chairperson, Ms. Joan Ontiveros #37 reported that all new members were contacted and welcomed aboard.
- B. Social Committee - None
- C. Activities Coordinator - None
- D. Movie Coordinator - None
- E. Give-A-Way Coordinator - None

VII. REPORT OF MANAGEMENT

- A. FPI Portfolio Manager – Mr. Haugstad reported the following:
 - 1. All asphalt repairs are completed.
 - 2. Update and reminder on REAC inspection. The inspection is scheduled for the week of November 11-14, 2013 and NOT October as previous advertised. Management will disseminate a schedule to the membership prior to the actual day/date.
- B. EG Manager/Community Director – Ms. Williams stated managements duties and responsibilities not only to the board of directors but that of their contractual obligation to Eastern Gardens and its membership. Ms. Williams briefly named a few, they are:
 - 1. Oversee the day-to-day operations,
 - 2. Recommend rules & regulation changes,
 - 3. Enforce the governing documents,
 - 4. Repair and maintain building structures, apartment units and common areas,
 - 5. Oversee vendors & contractors,
 - 6. Comply with HUD policies and local codes,
 - 7. Section "8" compliance & representation,
 - 8. Collect/receive carrying charges/rent
 - 9. Vendor/Contractor screening
 - 10. Applicant screening

VIII. UNFINISHED BUSINESS

- A. Notification System - Instant messaging to membership either by phone, email or text.
 - 1. **Board action and votes taken:** During an executive meeting session on October 10, 2013 a correction was made to the above notification system. Secretary Ed Healy corrected the free trial to 1 month (30 day) and not a 3 month free trial as previously stated during the regular open meeting of the board. Motion by Treasurer Kathy Slotterback, second by Alternate Linda Manning and carried, (4 Ayes - 1 Nay) approving the motion for correction and accepting the 1 month (30 day) free trial.
- B. Majestic irrigation report
 - 1. **Board action and votes taken:** Consensus of the board was to table this issue until EG can obtain additional proposals from other vendors/contractors.

Regular Meeting Minutes (cont.)

September 26, 2013

Page 3

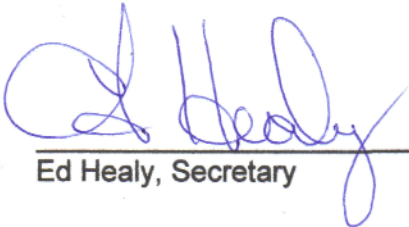
IX. NEW BUSINESS

A. None

X. OPEN FORUM - During open forum each attending member was permitted three minutes to address management and the board of directors. Questions and statements varied from shrubbery and plants, Davis-Stirling Act, disposition of equity payments, gratitude and appreciation.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20pm. Next Board of Directors meeting is the Annual General Meeting of the membership/shareholders scheduled for Tuesday, December 12, 2013 at 7pm in the clubhouse.



Ed Healy, Secretary

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

 10.10.2013

SIGNATURE **DATE**

The meeting was held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Regular meetings 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. Executive Sessions of the Board of Directors shall be in accordance with Civil Code §1353(b)(h) & Corp. Code §8320(b)