

**Eastern Gardens Cooperative, Inc.
Regular Session of the Board of Directors
March 27, 2014 Open Meeting Minutes**

I. CALL TO ORDER

- A. The executive closed meeting of the Board of Directors was called to order by Board president Mr. Jerry Ontiveros at 6:00 pm

II. ROLL CALL

- A. Roll call showed the following board members to be present.
- | | |
|-----------------------------------|---------------------------------|
| Jerry Ontiveros, President | Alize Grant, Secretary Director |
| Alina Chekrijeva, Vice President | Shirley Brown, Director |
| Lynette Haley, Alternate Director | Ed Healy, Alternate Director |
| Janice Hoberg, Treasurer | |

III. GUEST SPEAKER

- A. Mrs. Penny Miller/County Tax Board
Mrs. Miller was invited to speak and offer more clarification for the Tax Exemption Form BOE-266.
She pointed out that all new homeowners in Sacramento County qualify for tax exemption by the county. EG shareholders can take advantage of this exemption even though we are a Co-op. As long as EG is principle residence. Fill out form once and it is on file with County Tax Office. To date 101/112 members have filled out form. Filling out form saves the EG money each year towards taxes paid on property, and keeping carrying charges lower.

IV. APPROVAL OF MINUTES

- A. **Board Action/ Votes:** Motion was made to accept the minutes pending changes by Treasurer, Ms. Janice Hoberg and was seconded by President, Mr. Jerry Ontiveros. (5 Ayes- 0 Nays)

V. REPORTS FROM MANAGEMENT

- A. **Gary Haugstad, Portfolio Manager, FPI**
Large capital maintenance this year is the painting of the property. The Board has chosen 3 sets of colors to present to members for selection. Audit of property is ongoing and running smoothly.
- B. **Theresa Williams, EG Community Director**
Report: Several community projects ongoing at the moment on property. Applicant interviews, and Move In/ Move out for 1 apartment effective March 2014. As well as 60 work orders. See Community Director Report

VI. NEW BUSINESS

A. New Rule Dissemination

President, Mr. Jerry Ontiveros elaborated on the EG property tax exemption form and why it is important to take serious by members. The exemption saves EG on its overall tax bill every year. Total savings of \$7840, this helps reduce carrying changes for membership. To date 101/112 members have signed and turned in form to management. Members who don't fill out the BOE-266 form will be assessed a \$70 penalty each year until form is completed. Notice of change will be sent out to membership within 30 days of meeting.

D. Paint Colors

The board presented 3 sets of paint colors to the membership. Members will have 10 days to go to office and select a set they like. Selections will be placed in the ballot box.

C. Donation of Ping Pong Table

Family friend of a member would like to donate a Ping Pong table to EG. It will be folded away and stored in the Clubhouse. If children are using table it is suggested that there is some adult supervision.

Board Action/Votes Taken: Motion to accept Ping Pong table made by Secretary, Ms. Alize Grant. Seconded by Vice President, Ms. Alina Chekrijeva. (5Ayes-0Nays)

VII. UNFINISHED BUSINESS

A. Walk Through with Sacramento Suburban Water Dept and Majestic Landscaping.

In order to qualify for rebates to fix EG irrigation system, Board members did a walk through with Water department rep and Majestic. Several controllers are outdated and need to be replaced. In order to save water, sprinklers should be changed out. Planter areas should be converted to a drip system instead of sprinklers. Have to complete or start repairs to qualify for rebate for up to \$1500 a year.

B. Pool Furniture utilization before May 1st.

Due to the warmer weather it has been decided to put out weather resistant pool furniture for member use.

Board Action Votes Taken: Treasurer, Ms. Janice Hoberg Motioned to accept usage of furniture, Seconded by Director, Ms. Shirley Brown. (5ayes 0 nays)

C. Dirty Laundry

It has come to the Board's attention that a flyer place in Laundry facility was defaced and vandalized defaming a particular board member. President, Mr. Jerry Ontiveros spoke to the issue and stated this type of behavior is slanderous and uncalled for and won't be tolerated. No action or votes taken at this time.

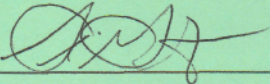
D. Social Committee

EG Social committee has named Cathy Lazano as their new chairperson.

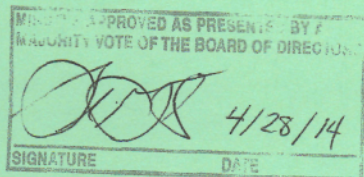
Board Action Votes Taken: Motion to accept Ms. Cathy Lazano as new chairperson for Social Committee, made by President, Mr. Jerry Ontiveros, Seconded by Treasurer, Ms. Janice Hoberg. (5 ayes – 0 nays)

VIII. OPEN FORUM

IX. MEETING ADJORNED 7:32



Alize Grant, Secretary



The meeting was held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Executive Sessions of the Board of Directors shall be in accordance with Civil Code §4935 & Corp. Code §8320(b). Order of business was in accordance with Eastern Gardens By Laws, Article IV, Section 8.

COMMUNITY DIRECTORS REPORT
BOARD MEETING 3/27/2014

I. COMMUNITY PROJECTS

1. M/O - M/I process for (1) apartment effective March 2014 has been completed. (1) Transfer of Membership and 1 move in effective April 2014 is in process.
 2. Applicant interview and administrative process for M/I's and M/O's.
 3. Annual recertification process for Section 8 residents.
 4. Pool preparation for summer weather will be completed for usage May 1 ,2014.
 5. Annual tree preventive maintenance including shrub replacement and irrigation renovations are now in progress in alignment with the current budget.
 6. Annual inspections will be conducted this coming June, 2014. Further details and scheduling will be addressed to the membership at the appropriate time.
- Please exercise good housekeeping practices including safety and health precautions to insure compliance at all times, not just when the inspections are to be conducted. These practices will safeguard fewer risk making better housing conditions for you and your neighbors.

II. WORK ORDERS REQUIRING SPECIAL ATTENTION

1. Total work orders performed between the time frame of 11/11/2014 and 3/26/2014 were (60).
2. Apartment renovations for (3) apartments.
3. Inspection of irrigation performed by Sacramento Suburban Water District on 3/26/2014 for water conservation rebate program illegibility. Management, our landscaping company, and three Board members were present during inspection for awareness and participation for education. We learned that there are several changes that can be incorporated that will be cost efficient and save water. There will be a report submitted to management within 7 to 10 business days. At that time management will pass on results of findings and recommendations including amount of rebate to the Board.
4. Painting spec's for conducting vendor bids are now in progress for this year's exterior painting project. Work includes all prep work to structure of siding to be performed by our property maintenance person, Kurt Whisenhunt.