

**Eastern Gardens Cooperative, Inc.
Regular Session of the Board of Directors
June 26th, 2014 Open Meeting Minutes**

I. CALL TO ORDER

- A. The regular meeting for board of directors was called to order at 7:05pm by President Mr. Jerry Ontiveros.

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 | |
- Also in attendance Gary Haugstad, FPI Portfolio Manager, Theresa Williams Community Director

III. REPORTS OF OFFICERS

- A. Treasurer
1. Treasurer, Ms. Janice Hoberg reported the following. Current Cash in Checking is \$59,937. Total Restricted Funds \$417,456.00, Included; Mortgage, Reserve replacements, Cash Reserves and Special Equity account of \$25,988.00
 2. Mortgage Balance is \$843,337 with 10 years left on mortgage. Ms. Hoberg reported we are in good standing.
- B. Secretary Nothing to Report
- C. Vice President- Nothing to Report
- D. President- Congratulated the board on making it through to the halfway point of the term. Things are going well and to keep up the good work.

IV. REPORTS OF COMMITTEES

- A. **Social Committee** Wanted to remind everyone about the 4th of July Potluck.

V. REPORTS FROM MANAGEMENT

- A. Gary Haugstad, Portfolio Manager FPI,
The board has chosen a contractor , Wild West Paining to paint the property. Mr. Haugstad will coordinate with HUD on the approval process. He projects it should take around 3 weeks to complete painting the property.
- B. Theresa Williams, EG Community Director, FPI
See attached report

VI. UNFINISHED BUSINESS

- A. Manager Theresa Williams brought to board's attention that 5 of the pool chairs are worn and deteriorating. Asked for board's approval to replace the 5 chairs, at a cost of \$19.98 per chair from Home Depot.
Board Action- Motion to buy 5 new chairs for pool area made by President, Mr. Jerry Ontiveros, Second by Treasurer Ms. Janice Hoberg. (5ayes – 0 nays) Motion approved.

VII. MEETING ADJOURNED- 8:04

**COMMUNITY DIRECTOR'S REPORT
BOARD MEETING June 26, 2014**

I. COMMUNITY PROJECTS

1. M/O – M/I process for (2) apartments effective July & August 2014.
2. Applicant interview and administrative process for M/I's and M/O's.
3. Annual inspections conducted by management have now been completed resulting with findings in 90% good conditions. Discrepancies found consisted of; two units were found with faulty smoke detectors, two units with bad faucets, and minor repairs needed to kitchen drawers and cabinet hinges, torn window screens, jammed garbage disposals, bathroom towel bar loose from wall, slow drains and stopper not working in bathroom sink, door bells no longer functioning.
4. Removal and replacement of dead shrubs, irrigation repairs initiated by the \$1500.00 rebate program received from Suburban Water District.
5. Clean up of all breezeways have been completed with thanks to the entire membership for their 100% cooperation.
6. Section 8 recertification process for July, August, and September annual deadlines.
7. Pool inspection conducted by Sacramento County Health Department conducted on June 6, 2014 passed and was found to be in compliance with all regulations.

II. WORK ORDERS REQUIRING SPECIAL ATTENTION

1. Inspection work orders are in process of being completed.
2. Dry rot repairs to entire property structures including re building of dumpster areas needed for exterior paint preparation has been completed.
3. Vehicle fluid leak cleaning to covered parking stalls according to Eastern Gardens Parking rules Pg. 41. #10) Member is responsible for keeping their parking spaces free of excess oil and grease. Failure to comply will result in an "at cost" charge to have it cleaned. Notification of awareness for compliance was sent out by management in notices from September 2013, again in March and April of 2014 with a follow up notice to inspect the week of May 12, 2014. I would like to thank those members who were so diligent in complying and making the process flow without problems. We had 42 violations and only three members refused or did not respond to charge notices.

III. FOR BOARD REVIEW AND APPROVAL

1. Paint Bids have been received from (3) vendors and are ready for the Board's decision and approval to go forward to start work. Copies of bids have been submitted to Board Members.
2. Pool chairs are deteriorated, and looking into replacement cost I have found that restoration is much more expensive than replacement. To restore is \$163.00 compared to \$19.98 to replace with same fabric. We need to replace four or five chairs.

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.