

DISCLOSURE OF APPROVED EXECUTIVE SESSION MEETING MINUTES

- A. Executive Session convened on July 31, 2014 to discuss the following:
1. The board interviewed new candidate(s) for membership. **Board Action:** The board voted (5 yeas-0 nays) motion carried in favor to accept EG's newest member(s).
 2. The board met with EG member to hear and discuss their concerns as to why they believed they should not pay for the oil clean up fee. **Board Action:** The board voted (4 yeas-1 nay) motion carried denying members request to waive the fee. Member will be charged the \$25.00 fee.
 3. Letter(s) received from members.
 - a) Letter received from member requesting a waiver on (i) water damages costing \$275.00, and (ii) oil clean-up fee costing \$25.00. **Board Action:** The board voted (5 yeas-0 nays) motion carried denying the members request. It was determined that the member was negligent and therefore must pay all water damages and the cost of the oil clean-up.
 - b) Letter received from member inquiring about dead trees and tree stumps. **Board Action:** See boards response listed on #5 below.
 - c) Letter received from member requesting permission to replace all existing windows and frames with new energy efficient windows/frames at members expense. **Board Action:** The board voted (5 yeas-0 nays) approving members request, with the understanding and condition that a qualified licensed contractor (C-17) who is bonded and insured can do the work.
 4. The board discussed additional options for water conservation. **Board Action:** The board voted (5 yeas-0 nays) motion carried to have all hoses on property to have shut-off nozzles and have management list an article in EG's newsletter informing/reminding the membership on efforts for water conservation.
 5. The board reviewed/discussed/voted on proposal from Majestic Landscaping for multiple tree and stump removal and the clearing of tree branches near buildings for painting purposes. **Board Action:** The board voted (5 yeas-0 nays) approving only the trimming of tree branches adjacent to buildings for painting reasons, cost \$1,300. Other proposal for trees and stumps removal/replacement will be considered at a later time.
 6. The board voted (5 yeas-0 nays) approving both the regular/executive meeting minutes of 6.26.2014.
- B. Executive Session convened on August 21, 2014 to discuss the following:
1. Mr. Alex Gutierrez, Majestic Landscaping, spoke on issues concerning the property, specifically trees and irrigation pipe leaks and duration (time limits). **Board Action:** None
 2. Purchase of new U.S. Flag for flag pole located north of clubhouse. **Board Action:** Board voted (4 yeas-0 nays) to approve the purchase of a new flag.
 3. Mr. Gary Haugstad presented the proposed budget for 2015. **Board Action:** The board will review and then reschedule another meeting for discussion/approval.
 4. The board met with member to discuss their guest staying past the 3 week visiting allowance. **Board Action:** Board voted (4 yeas-0 nays) approving member's guest to stay longer than the 3 week allowance.
 5. The board reviewed/discussed/voted upon the executive meeting minutes of 7.31.2014. **Board Action:** Board voted (3 yeas-1 nay) motion carried to approve the meeting minutes.
- C. Executive Session convened on September 11, 2014 to discuss the following:
1. The board reviewed/discussed/voted upon the 2015 budget. **Board Action:** The board voted (4 yeas - 1 nay) motion carried to accept the 2015 budget with no carrying charge increase. The board was polled following the voting of the budget, they are: President Mr. Jerry Ontiveros (Yea); V.P. Mrs. Alina Chekrijeva (Yea); Secretary Ms. Alize Grant (Yea); Acting Director Mr. Ed Healy (Yea); Director Ms. Shirley Brown (Nay).
 2. The board reviewed/discussed/voted upon 3 letters received from members.
 - a) Letter from member requesting a financial waiver/leniency from the board for their negligence concerning the flooding of their apartment and the apartment downstairs, and for the cost of cleaning the members parking stall.

Board Action: The board denied their request for a waiver and reemphasized a payment plan for the member, until the entire debt is paid.

- b) Letter from member concerning safety issues regarding the stair banister, (i.e. grasping of stair hand rails) on the property. **Board Action:** In response, the board voted (5 yeas - 0 nays) to allow management and the board to do further research on this issue with a practical and cost effective solution.
- c) Letter from member with concerns on their financial move-out responsibilities. **Board Action:** Tabled for later discussions.

D. Executive Session convened on September 25, 2014 to discuss the following:

1. The board discussed/voted to fill the officer's position of Secretary vacated by Ms. Alize Grant earlier in the month of September. **Board Action:** The board voted (4 yeas-0 nays) to have alternate Ms. Lynette Haley replace and fill the vacated position of Secretary for the remaining duration of the year.
2. The board reviewed/discussed/voted upon the executive meeting minutes of 8.21.2014 & 9.11.2014. **Board Action:** Board voted (4 yeas-0 nays 8.21.2014) and (3 yeas-1 nays 9.11.2014) motion carried to approve both executive meeting minutes.
3. The board reviewed/discussed the importance of EG's Code of Ethics for each board member. **Board Action:** Tabled and rescheduled for 10.2.2014 executive meeting.
4. The board reviewed/discussed/voted upon letters received from members/management.
 - a) Third letter from member requesting a financial waiver/leniency from the board for their negligence concerning the flooding of their apartment and the apartment downstairs, and for the cost of cleaning the members parking stall. **Board Action:** The board has again denied their request for a waiver and reemphasized a payment plan for the member, until the entire debt is paid. This issue is closed.
 - b) Letter from member requesting EG to paint the interior of their apartment unit. **Board Action:** The board voted (4 yeas - 0 nays) motion carried allowing member to schedule with management for the interior painting of their apartment unit.
 - c) Email from management informing the board that despite managements attempt to resolve an issue concerning the feeding of a stray cat; the member refusing to comply. Before any further action taken by management, management has requested the boards action/advice. **Board Action:** Consensus of the board is EG Secretary will draft response letter that is to be sent to the member emphasizing EG's pet policy if the member wishes to keep the animal, (e.g. the animal cannot be kept or cared for outdoors).

E. Executive Session convened on October 2, 2014 to discuss the following:

1. The Board discussed the actions of a Director and their conduct in reference to EG's Directors Code of Ethics, and previous discussions earlier in the year reminding board members on EG's Ethics. The Board received from both the board and the membership, specifically, the painting project of EG apartment complex and the Director's, (i) interference with management operations, (ii) their non-support of board approved projects, (iii) their fiduciary responsibility, and confidentiality, (iv) their abilities of not carrying out their duties as a Director in good faith, and (v) their attempts to stop the project despite the board's approval during the executive meeting of 6.26.2014 allowing Wild West Painting to paint the complex in accordance with EG's specifications. **Board action:** The board voted (5 yeas - 0 nays) in favor to reprimand the Director with a letter of "Censorship" indicating the purpose and reasons as stated.
2. In accordance with EG's bylaws, Article V Section 3, The Board discussed the issue of those board members who are eligible and interested in carrying over for one additional year. **Board action:** The board voted (4 yeas - 1 abstaining) approving the carry-over of Director Ms. Lynette Haley for the 2015 board of directors.

F. Executive Session convened on November 10, 2014 to discuss the following:

1. The Board interviewed new candidates for membership. **Board Action:** The board voted (5 yeas-0 nays) motion carried in favor to accept EG's newest member(s).