

EASTERN GARDENS COOPERATIVE, Inc.

MINUTES

Regular Meeting:

Members and Board of Directors

Date/ Time: DEC. 14, 2017. 7:00 PM

**Location: Eastern Gardens Clubhouse
(3045 Eastern Ave. Sacramento, CA)**

MEETING MOTO: Take time occasionally to look at the Clouds.

I. OPENING OF MEETING: 7:05PM

roll call

PRESENT

Anita Stone, President/ Board Director
Teresa Magee, Vice President / Board Director
Arne Jerde, Treasurer / Board Director
Jean Davis, Secretary / Board Director
Jetta Ostrofsky, Board Director

II. MEETING MINUTES

APPROVAL OF AGENDA

The members present were asked to approve the minutes, and signify by raising their hands for approval. 17 of 25 members present raised their hands. The Agenda was Approved.

REQUEST TO WAIVE READING OF PREVIOUS MINUTES

The members present were asked to approve waiving the reading of previous meeting minutes. (These have been posted for two months in all public places and on website) members approving waive of reading raised their hands. 21 of 25 present raised their hands. Reading of minutes waived.

PRESIDENT' S OPENING REMARKS (Anita Stone)

It has been an eventful and productive year. New pool Furniture, new boilers, and ratification of new by-laws. Most important: we have returned Eastern Gardens as a peaceful and happier place for its members, free from drama.

III. MANAGEMENT REPORTS

JENNIFER MICHON, ARROWHEAD HOUSING MANAGEMENT:

1. WASH contract has been signed. There will be two new front-loading washing machines installed. One to each laundry room. We expect improvements to the laundry rooms (painting, flooring, new machines) to be completed by end of January. Notifications will go out to all members in advance, when laundry will be closed for these improvements.

2. Card operation for laundry should start end of February-Members will be notified in order to have time to obtain cards.

(Anita Stone reminds members that pre-paid cards are safest way to go.)

3. HUD has increased the payments for Section 8 Subsidized units. Eastern Gardens will see an increase in income from these units. (This a HUD response to the regular unit increase which started in September.)

Subsidy payments are as follows:

- a. One Bedroom: \$403
- b. Two Bedroom: \$483

IV. BOARD OFFICER REPORTS

ANITA STONE, PRESIDENT:

I want to thank our Management team, who sacrificed their Thanksgiving holiday to get the south side hot water back on. Arrowhead has sent out a notification to all members explaining the issues and challenges with the failure. It explains what happened and the steps taken by Deborah Mohamed and Arrowhead Housing Management to rectify the situation. We thank them for their efforts and the members for their patience and understanding. Board and Management are working proactively to find solutions to prevent such an occurrence in the future.

Laundry room improvements continue motion activated flood lights, ceiling fans, and new steel doors have already been installed.

We will be depositing some of the monies from the rent increases in our Operating Reserve Account. The Board has asked Jennifer Michon to set up the increase deposits with our Bank/Lender. HUD will have notified of the increase deposit to our account as an example of Eastern Gardens fiscal responsibility.

Eastern Gardens Board received a letter from one of our neighbors who is concerned about tree roots and sprinkler water causing damage to her property. The Board has turned the letter over to Arrowhead Housing Management to investigate and respond to the neighbor. We do not wish to respond until we have the facts, otherwise we may be admitting to damages and cost responsibility pre-maturely.

Do any of our other officers have anything to report?

JEAN DAVIS:

I just wanted to say we are all lucky to be living here at Eastern Gardens and to say how hard the Board has worked for Eastern Gardens.

ARNE JERDE:

Nothing new to report. The October fiscal reports are available to all members in office.

Anita Stone opens Meeting to Members

V. OPEN FORUM:

Members welcome to speak on any issue.

(TIME LIMIT: 3 minutes per person)

MEMBER: What will be the cost of our washers and dryers under new contract?

ANITA STONE: Excellent question. In fact, the Board delayed signing the new contract until a base pricing for laundry was included in the addendum, along with stipulation that any future increases in pricing by WASH must be negotiated with Eastern Gardens Board. The contract had to then go through WASH approval and was returned for signing with following base pricing:

Washer: \$1.00

Dryer: 50 cents

MEMBER: When will laundry conversion to cards take place?

JENNIFER MICHON: It should be by end of February, there will be notice sent out to all members.

MEMBER: We need a sign in the laundry for people not to leave their junk in laundry room. People should not be leaving their stuff in laundry rooms to get rid of it.

ANITA STONE: I understand wanting to give people opportunity to give things away, however maybe we need a time limit. After a few days the people leaving things must put them in garbage.

JEAN DAVIS: My car has a big trunk, if anyone wants to give things away, I would be happy to take them to Salvation Army or other charity.

TERESA MAGEE: We just need to remember to be courteous and clean up after yourself.

MEMBER: Are the gardeners going to cut back on the watering?

JENNIFER MICHON: The Gardner's have adjusted sprinklers, however we not had any rain, so they have not been turned off.

MEMBER: There is a muddy area behind building (3005).

JENNIFER MICHON: We will look into it.

MEMBER: Our mailman left the back of the mailboxes open. Anyone could have taken the mail out.

TERESA MAGEE: Many of us have complained to post office. No response.

MEMBER: The Regular mailman is the one who makes the mistakes, like not delivering mail to correct people.

ANITA STONE: Jennifer, let's formulate a formal complaint from Eastern Gardens to the Postmaster. Maybe a formal complaint from the Cooperative will be more effective than individual complaints.

MEMBER (1): The New Clubhouse TV is not working, does Comcast need to be called?

MEMBER (2): I have noticed unsupervised little kids in the clubhouse, maybe they have been playing with TV?

MEMBER (3): Kids have been running far in front of their parents on our streets, I am worried these little kids might run out in front of a car.

ANITA STONE: We have posted notices reminding members to slow down, speed bumps were repainted to make them noticeable. We cannot instruct parents on parenting.... we can only remind everyone to drive carefully and observe our speed limits.

MEMBER (1): We need to get rid of some of the books in clubhouse, there are too many. The shelves are over full.

MEMBER (2): We can pack them up and give to public library.

TERESA MAGEE: I would be willing to help with that. We can thin out the collection in clubhouse.

ANITA STONE asks if there are any other member comments? There are no more.

VI. MEETING ADJOURNED 7:53 pm

Regular Meetings of the Board of Directors and Member/Shareholders shall be in accordance with EG Bylaws Article V, Section 8.