

EASTERN GARDENS COOPERATIVE, Inc. MINUTES

Regular Meeting: Members and Board of Directors

Date/ Time: JULY 13, 2017. 7:00 PM

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

MEETING MOTO: All progress takes place outside the comfort zone-Michael Bobak

I. OPENING OF MEETING -roll call

Present

Anita Stone, President/ Board Director

Arne Jerde, Treasurer / Board Director

Jean Davis, Secretary / Board Director

Jetta Ostrofsky, Board Director

Joyann Richardson, Board Director - alternate

Absent

Teresa Magee, Vice President / Board Director

II. MEETING MINUTES

Anita Stone asks members present (35) for a show of hands to skip reading of minutes from last meeting. 27 members raise hands in favor of skipping reading. (Previous Meeting Minutes have been posted in laundry, clubhouse and in Business office. Additional copies provided at this meeting)

III. MANAGEMENT REPORTS: Jennifer Michon

A. HUD has approved the MOR response, including the new Tenant/Member Selection Plan submitted by Arrowhead. Arrowhead will be sending out an announcement to members and a copy of new Tenant/Member Selection Plan will be posted on the Business Office.

IV. BOARD OFFICER REPORTS

- **Treasurer: Arne Jerde:** June Financials will be available after July 20th. Members can obtain copies from business office.
- **Secretary: Jean Davis:** Nothing to Report
- **President: Anita Stone:**
 1. The Board has some good news to share. We are getting several refunds of money to our operational accounts. From our insurance company, we will get a \$ 19,000 refund. In addition, a tax refund check for \$11,000 is due to Eastern Gardens. The check seems to have been lost, so Franchise Tax Board will cancel check and reissue new one, we should see these refunds show on our August-September Financial Reports.
 2. It was noticed that our swimming pool umbrellas were looking worn out and torn. Deborah Mohamed will be purchasing new umbrellas, they should be up at the pool by Monday.
 3. It is so nice to see so many members attending this meeting. We will continue to place reminder notes prior to meetings to encourage participation...thank you all.

4. The Board and Arrowhead continue to work toward having an on-site person. In light of all the recent vandalism and car break ins, we are considering having a security person as our on-site live in. Arrowhead and the Board are still doing our diligence on this idea and we hesitate to say more until we have all due diligence completed.

V. FOLLOW UP TO PREVIOUS MEETING TOPICS

A. Landscaping: Anita Stone - As many of you have noticed our grass has many dry spots and was dying. Alex from Majestic Landscaping checked the sprinklers and found all were functioning. He also checked the master control timers and found that someone had broken off the lock and turned all timers off. So, for some time the grass and plants were not getting any water. Alex has reset all the sprinklers and placed a new lock on the box around the controls. You may notice the grass and plants are greening up again. In addition, during this water outage, several kindly tenants were hand watering plants. Deborah Mohamed has purchased additional water hoses. Thanks to members who helped out.

B. Card Operated Laundry: Negotiations continue with WASH for our Card Operated Laundry. Good news is we are hoping to add improvements, such as motion detector lights -for added security- new counter tops, and ceiling fans or maybe air conditioning.

VIII. OPEN FORUM: Members welcome to speak on any issue.

(TIME LIMIT: 3 minutes per person)

MEMBER (1): There have been several car break ins and thefts. Could we just change the gate codes or rotate the code regularly?

ANITA STONE: unfortunately, changing the codes won't fix the problem of people Who just follow member cars as they drive in.

MEMBER (2): Sharing codes is the real problem, it seems everyone-delivery guys and strangers seem to have the entry and exit codes.

ANITA STONE: Good point. Please be selective when sharing out the codes and ask who you do give codes to not the give them out to others.

MEMBER: For security- don't we have security camera records?

ANITA STONE: Sadly, most of the cameras are "dummies". Only one by each entry gate is real.

MEMBER: Who controls the clickers (remotes for gates) - handing them out? I see lots of non-residents with clickers for gates.

ANITA STONE: Please be aware that we have many members here who are assisted by family or by care takers and they have been given 'clickers' by residents. However, we should get an inventory and collect any 'clickers' that are not being used but are in resident's possession.

JENNIFER MICHON: We (Arrowhead) need to look into this. We will do a "clicker Inventory".

MEMBER (1): There is a problem with our pool gates. I have seen kids using their fingers to trip the gate lock. This is dangerous, because sometimes the kids don't have an adult member with them.

ANITA STONE: Thank you for reporting this. Jennifer please ask Deborah to put this gate issue at top of "repairs" list.

MEMBER (2): The gate needs a metal plate to block fingers from getting to lock.

ANITA STONE: Let's see what maintenance thinks is best solution, may well be a metal plate will fix problem.

MEMBER (3): I have noticed that some people close gate very gently so that it will not close and lock.

JENNIFER MICHON: Sounds like the springs are not tight enough, they should pull gates close no matter what. I will ask Joey to make pool gates a priority.

MEMBER (1): I have noticed that the clubhouse ping-pong table is being used a lot. Would it be possible to put up a volleyball net outside in grassy area?

MEMBER (2): We have our Thursday Coffee and several times we have come in and found clubhouse with things not put away. We need clubhouse rules about clean-up. Like putting ping-pong table away after using it. We found old food stuff left in refrigerator. Even light fixtures were hanging open.

JETRA OSTROFSKY: In the past after a party, the manager would check off the clubhouse clean-up.

ANITA STONE: Our manger is very busy. I don't think she has time to monitor clean-ups after regular everyday clubhouse use. We must all be good citizens, if you find lights left on, or shades pulled up, many of you have been kind enough to put our clubhouse back in order. However, maybe management can post

a bulletin reminding members to always clean up and tidy up after using the clubhouse. Although, after parties a manager check off would be a good idea.

MEMBER (3): I noticed there were some kids in the clubhouse, without an adult member present.

ANITA STONE: Underage age children cannot be in clubhouse unless accompanied by adult member. A Bulletin about this might help be a reminder.

JEAN DAVIS: If you notice lights on, or TV left on, go ahead and turn them off. We can all help.

MEMBER: When will our current mortgage loan be paid off?

ANITA STONE: I will need to look it up, however I believe we only have 7-10 years left, however that is only a guesstimate. I will look it up and report back at next Regular Meeting.

MEMBER: When will our waiting list be open again?

JENNIFER MICHON: Not soon because the waiting list is very full. It was recently purged, and still remains full. Our Resident/Member Selection Plan states we must pull from waiting list in consideration of affirmative action, marketing plans, medical need and a ratio of in house transfers to new members. This is a HUD requirement. Units do not often open up, it is likely the waiting list will not open up this year.

JEAN DAVIS: There are a lot of people here who want to in-house transfer.

MEMBER: I am translating for another member. She has upstairs neighbors who are making noises and smoking outside. Is there something that can be done?

JENNIFER MICHON: We do have something in place. There is a no-smoking policy. No smoking us not allowed within 35 feet of

any building, breezeway, or window. If there is a public nuisance, of after-hour noise, please call the police. Also, please document the dates and times and kind of disturbances you are experiencing, we can place these in our records. We can 't take action without documentation.

JOYANN RICHARDSON: I live in same building and have noticed people smoking outside.

MEMBER: Rent increase should be no problem. I heard Social Security will be getting 1-2% increase.

ANITA STONE: Thank you for sharing.

MEMBER: What kind of machines and wash cycles will we have with WASH contract? The machines we have, the agitators can tear up clothes.

ANITA STONE: We will be getting two (2) Front loader washers, one for each laundry room. This is for ADA compliance. I do not know what type of wash cycles will be available. We will need to find this out. With contract laundry service, I don't think we have a choice for machine brand types. We can ask.

MEMBER: Noticed some large items (mattress) sitting outside of the garbage bins.

ANITA STONE: Yes, Arrowhead is posting notices that bins are not to be overfilled. Large bins are not to be overfilled. Large items which do not fit (mattresses, couches, chairs, and appliances) must be hauled away separately. Deborah Mohamed has found an inexpensive hauler, please contact her for the number so you can arrange to have big items hauled off. They do not belong in or on outside of the garbage bins.

JETTA OSTROFSKY: You can always call charity to donate items and they will come pick them up.

ANITA STONE: Just an FYI, our garbage company is a private company – not Sacramento County. Recycles and garbage are hauled off, separated, and processed at their plant. They even took my used microwave, when I asked where/how I could recycle it.

ANITA STONE asks if there are any other comments as meeting is running late.

There are none, she thanks all for attending and adjourns the Meeting.

VI. MEETING ADJOURNED 8:30 PM

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