

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	158
Contracts	01/10/57	Y	159
Maintenance	01/10/57	Y	160
	01/10/57	Y	161
Board of Directors	02/01/57	Y	191
Hiring Maintenace Man	02/01/57	Y	193
Letters	02/12/57	Y	204
Contracts	02/12/57	Y	205
By-Laws	02/12/57	Y	206
Corrections to Articles	02/12/57	Y	207
Corrections to Articles	02/12/57	Y	209
Addition to Articles	02/12/57	Y	210
Articles	02/12/57	Y	211

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	226.8076923
Contracts	01/10/57	Y	232.021978

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintenance	01/10/57	Y	237.2362637
	01/10/57	Y	242.4505495
Board of Directors	02/01/57	Y	247.6648352
Hiring Maintenance Man	02/01/57	Y	252.8791209
Letters	02/12/57	Y	258.0934066
Contracts	02/12/57	Y	263.3076923
By-Laws	02/12/57	Y	268.521978
Corrections to Articles	02/12/57	Y	273.7362637
Corrections to Articles	02/12/57	Y	278.9505495
Addition to Articles	02/12/57	Y	284.1648352
Articles	02/12/57	Y	289.3791209

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	294.5934066
Contracts	01/10/57	Y	299.8076923
Maintenance	01/10/57	Y	305.021978
	01/10/57	Y	310.2362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Board of Directors	02/01/57	Y	315.4505495
Hiring Maintenace Man	02/01/57	Y	320.6648352
Letters	02/12/57	Y	325.8791209
Contracts	02/12/57	Y	331.0934066
By-Laws	02/12/57	Y	336.3076923
Corrections to Articles	02/12/57	Y	341.521978
Corrections to Articles	02/12/57	Y	346.7362637
Addition to Articles	02/12/57	Y	351.9505495
Articles	02/12/57	Y	357.1648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	362.3791209
Contracts	01/10/57	Y	367.5934066
Maintenance	01/10/57	Y	372.8076923
	01/10/57	Y	378.021978
Board of Directors	02/01/57	Y	383.2362637
Hiring Maintenace Man	02/01/57	Y	388.4505495

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Letters	02/12/57	Y	393.6648352
Contracts	02/12/57	Y	398.8791209
By-Laws	02/12/57	Y	404.0934066
Corrections to Articles	02/12/57	Y	409.3076923
Corrections to Articles	02/12/57	Y	414.521978
Addition to Articles	02/12/57	Y	419.7362637
Articles	02/12/57	Y	424.9505495

**MOTION TOPIC          DATE          REGULAR          MOTION #**

Contracts	01/10/57	Y	430.1648352
Contracts	01/10/57	Y	435.3791209
Maintenance	01/10/57	Y	440.5934066
	01/10/57	Y	445.8076923
Board of Directors	02/01/57	Y	451.021978
Hiring Maintenance Man	02/01/57	Y	456.2362637
Letters	02/12/57	Y	461.4505495
Contracts	02/12/57	Y	466.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
By-Laws	02/12/57	Y	471.8791209
Corrections to Articles	02/12/57	Y	477.0934066
Corrections to Articles	02/12/57	Y	482.3076923
Addition to Articles	02/12/57	Y	487.521978
Articles	02/12/57	Y	492.7362637

**MOTION TOPIC                  DATE                  REGULAR                  MOTION #**

Contracts	01/10/57	Y	497.9505495
Contracts	01/10/57	Y	503.1648352
Maintenance	01/10/57	Y	508.3791209
	01/10/57	Y	513.5934066
Board of Directors	02/01/57	Y	518.8076923
Hiring Maintenace Man	02/01/57	Y	524.021978
Letters	02/12/57	Y	529.2362637

**MOTION TOPIC                  DATE                  REGULAR                  MOTION #**

Contracts	01/10/57	Y	226.8076923
Contracts	01/10/57	Y	232.021978

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintenance	01/10/57	Y	237.2362637
	01/10/57	Y	242.4505495
Board of Directors	02/01/57	Y	247.6648352
Hiring Maintenance Man	02/01/57	Y	252.8791209
Letters	02/12/57	Y	258.0934066
Contracts	02/12/57	Y	263.3076923
By-Laws	02/12/57	Y	268.521978
Corrections to Articles	02/12/57	Y	273.7362637
Corrections to Articles	02/12/57	Y	278.9505495
Addition to Articles	02/12/57	Y	284.1648352
Articles	02/12/57	Y	289.3791209

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	294.5934066
Contracts	01/10/57	Y	299.8076923
Maintenance	01/10/57	Y	305.021978
	01/10/57	Y	310.2362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Board of Directors	02/01/57	Y	315.4505495
Hiring Maintenace Man	02/01/57	Y	320.6648352
Letters	02/12/57	Y	325.8791209
Contracts	02/12/57	Y	331.0934066
By-Laws	02/12/57	Y	336.3076923
Corrections to Articles	02/12/57	Y	341.521978
Corrections to Articles	02/12/57	Y	346.7362637
Addition to Articles	02/12/57	Y	351.9505495
Articles	02/12/57	Y	357.1648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	362.3791209
Contracts	01/10/57	Y	367.5934066
Maintenance	01/10/57	Y	372.8076923
	01/10/57	Y	378.021978
Board of Directors	02/01/57	Y	383.2362637
Hiring Maintenace Man	02/01/57	Y	388.4505495

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Letters	02/12/57	Y	393.6648352
Contracts	02/12/57	Y	398.8791209
By-Laws	02/12/57	Y	404.0934066
Corrections to Articles	02/12/57	Y	409.3076923
Corrections to Articles	02/12/57	Y	414.521978
Addition to Articles	02/12/57	Y	419.7362637
Articles	02/12/57	Y	424.9505495

**MOTION TOPIC          DATE          REGULAR          MOTION #**

Contracts	01/10/57	Y	430.1648352
Contracts	01/10/57	Y	435.3791209
Maintenance	01/10/57	Y	440.5934066
	01/10/57	Y	445.8076923
Board of Directors	02/01/57	Y	451.021978
Hiring Maintenance Man	02/01/57	Y	456.2362637
Letters	02/12/57	Y	461.4505495
Contracts	02/12/57	Y	466.6648352



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
By-Laws	02/12/57	Y	471.8791209
Corrections to Articles	02/12/57	Y	477.0934066
Corrections to Articles	02/12/57	Y	482.3076923
Addition to Articles	02/12/57	Y	487.521978
Articles	02/12/57	Y	492.7362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	497.9505495
Contracts	01/10/57	Y	503.1648352
Maintenance	01/10/57	Y	508.3791209
	01/10/57	Y	513.5934066
Board of Directors	02/01/57	Y	518.8076923
Hiring Maintenance Man	02/01/57	Y	524.021978
Letters	02/12/57	Y	529.2362637
Contracts	02/12/57	Y	534.4505495
By-Laws	02/12/57	Y	539.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	544.8791209
Corrections to Articles	02/12/57	Y	550.0934066
Addition to Articles	02/12/57	Y	555.3076923
Articles	02/12/57	Y	560.521978

**MOTION TOPIC                  DATE                  REGULAR                  MOTION #**

Contracts	01/10/57	Y	534.4505495
Contracts	01/10/57	Y	539.6648352
Maintenance	01/10/57	Y	544.8791209
	01/10/57	Y	550.0934066
Board of Directors	02/01/57	Y	555.3076923
Hiring Maintenance Man	02/01/57	Y	560.521978
Letters	02/12/57	Y	565.7362637

**MOTION TOPIC                  DATE                  REGULAR                  MOTION #**

Contracts	01/10/57	Y	294.5934066
Contracts	01/10/57	Y	299.8076923
Maintenance	01/10/57	Y	305.021978

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	01/10/57	Y	310.2362637
Board of Directors	02/01/57	Y	315.4505495
Hiring Maintence Man	02/01/57	Y	320.6648352
Letters	02/12/57	Y	325.8791209
Contracts	02/12/57	Y	331.0934066
By-Laws	02/12/57	Y	336.3076923
Corrections to Articles	02/12/57	Y	341.521978
Corrections to Articles	02/12/57	Y	346.7362637
Addition to Articles	02/12/57	Y	351.9505495
Articles	02/12/57	Y	357.1648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	362.3791209
Contracts	01/10/57	Y	367.5934066
Maintenance	01/10/57	Y	372.8076923
	01/10/57	Y	378.021978
Board of Directors	02/01/57	Y	383.2362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Hiring Maintenance Man	02/01/57	Y	388.4505495
Letters	02/12/57	Y	393.6648352
Contracts	02/12/57	Y	398.8791209
By-Laws	02/12/57	Y	404.0934066
Corrections to Articles	02/12/57	Y	409.3076923
Corrections to Articles	02/12/57	Y	414.521978
Addition to Articles	02/12/57	Y	419.7362637
Articles	02/12/57	Y	424.9505495

**MOTION TOPIC                  DATE                  REGULAR                  MOTION #**

Contracts	01/10/57	Y	430.1648352
Contracts	01/10/57	Y	435.3791209
Maintenance	01/10/57	Y	440.5934066
	01/10/57	Y	445.8076923
Board of Directors	02/01/57	Y	451.021978
Hiring Maintenance Man	02/01/57	Y	456.2362637
Letters	02/12/57	Y	461.4505495

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	02/12/57	Y	466.6648352
By-Laws	02/12/57	Y	471.8791209
Corrections to Articles	02/12/57	Y	477.0934066
Corrections to Articles	02/12/57	Y	482.3076923
Addition to Articles	02/12/57	Y	487.521978
Articles	02/12/57	Y	492.7362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	497.9505495
Contracts	01/10/57	Y	503.1648352
Maintenance	01/10/57	Y	508.3791209
	01/10/57	Y	513.5934066
Board of Directors	02/01/57	Y	518.8076923
Hiring Maintence Man	02/01/57	Y	524.021978
Letters	02/12/57	Y	529.2362637
Contracts	02/12/57	Y	534.4505495
By-Laws	02/12/57	Y	539.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	544.8791209
Corrections to Articles	02/12/57	Y	550.0934066
Addition to Articles	02/12/57	Y	555.3076923
Articles	02/12/57	Y	560.521978

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	565.7362637
Contracts	01/10/57	Y	570.9505495
Maintenance	01/10/57	Y	576.1648352
	01/10/57	Y	581.3791209
Board of Directors	02/01/57	Y	586.5934066
Hiring Maintenance Man	02/01/57	Y	591.8076923
Letters	02/12/57	Y	597.021978
Contracts	02/12/57	Y	602.2362637
By-Laws	02/12/57	Y	607.4505495
Corrections to Articles	02/12/57	Y	612.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	617.8791209
Addition to Articles	02/12/57	Y	623.0934066
Articles	02/12/57	Y	628.3076923

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	570.9505495
Contracts	01/10/57	Y	576.1648352
Maintenance	01/10/57	Y	581.3791209
	01/10/57	Y	586.5934066
Board of Directors	02/01/57	Y	591.8076923
Hiring Maintenance Man	02/01/57	Y	597.021978
Letters	02/12/57	Y	602.2362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	362.3791209
Contracts	01/10/57	Y	367.5934066
Maintenance	01/10/57	Y	372.8076923
	01/10/57	Y	378.021978
Board of Directors	02/01/57	Y	383.2362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Hiring Maintenace Man	02/01/57	Y	388.4505495
Letters	02/12/57	Y	393.6648352
Contracts	02/12/57	Y	398.8791209
By-Laws	02/12/57	Y	404.0934066
Corrections to Articles	02/12/57	Y	409.3076923
Corrections to Articles	02/12/57	Y	414.521978
Addition to Articles	02/12/57	Y	419.7362637
Articles	02/12/57	Y	424.9505495

**MOTION TOPIC                  DATE                  REGULAR                  MOTION #**

Contracts	01/10/57	Y	430.1648352
Contracts	01/10/57	Y	435.3791209
Maintenance	01/10/57	Y	440.5934066
	01/10/57	Y	445.8076923
Board of Directors	02/01/57	Y	451.021978
Hiring Maintenace Man	02/01/57	Y	456.2362637
Letters	02/12/57	Y	461.4505495



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	02/12/57	Y	466.6648352
By-Laws	02/12/57	Y	471.8791209
Corrections to Articles	02/12/57	Y	477.0934066
Corrections to Articles	02/12/57	Y	482.3076923
Addition to Articles	02/12/57	Y	487.521978
Articles	02/12/57	Y	492.7362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	497.9505495
Contracts	01/10/57	Y	503.1648352
Maintenance	01/10/57	Y	508.3791209
	01/10/57	Y	513.5934066
Board of Directors	02/01/57	Y	518.8076923
Hiring Maintence Man	02/01/57	Y	524.021978
Letters	02/12/57	Y	529.2362637
Contracts	02/12/57	Y	534.4505495
By-Laws	02/12/57	Y	539.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	544.8791209
Corrections to Articles	02/12/57	Y	550.0934066
Addition to Articles	02/12/57	Y	555.3076923
Articles	02/12/57	Y	560.521978

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	565.7362637
Contracts	01/10/57	Y	570.9505495
Maintenance	01/10/57	Y	576.1648352
	01/10/57	Y	581.3791209
Board of Directors	02/01/57	Y	586.5934066
Hiring Maintenance Man	02/01/57	Y	591.8076923
Letters	02/12/57	Y	597.021978
Contracts	02/12/57	Y	602.2362637
By-Laws	02/12/57	Y	607.4505495
Corrections to Articles	02/12/57	Y	612.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	617.8791209
Addition to Articles	02/12/57	Y	623.0934066
Articles	02/12/57	Y	628.3076923

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	633.521978
Contracts	01/10/57	Y	638.7362637
Maintenance	01/10/57	Y	643.9505495
	01/10/57	Y	649.1648352
Board of Directors	02/01/57	Y	654.3791209
Hiring Maintenance Man	02/01/57	Y	659.5934066
Letters	02/12/57	Y	664.8076923
Contracts	02/12/57	Y	670.021978
By-Laws	02/12/57	Y	675.2362637
Corrections to Articles	02/12/57	Y	680.4505495
Corrections to Articles	02/12/57	Y	685.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Addition to Articles	02/12/57	Y	690.8791209
Articles	02/12/57	Y	696.0934066

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	607.4505495
Contracts	01/10/57	Y	612.6648352
Maintenance	01/10/57	Y	617.8791209
	01/10/57	Y	623.0934066
Board of Directors	02/01/57	Y	628.3076923
Hiring Maintenance Man	02/01/57	Y	633.521978
Letters	02/12/57	Y	638.7362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	430.1648352
Contracts	01/10/57	Y	435.3791209
Maintenance	01/10/57	Y	440.5934066
	01/10/57	Y	445.8076923
Board of Directors	02/01/57	Y	451.021978
Hiring Maintenance Man	02/01/57	Y	456.2362637
Letters	02/12/57	Y	461.4505495

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	02/12/57	Y	466.6648352
By-Laws	02/12/57	Y	471.8791209
Corrections to Articles	02/12/57	Y	477.0934066
Corrections to Articles	02/12/57	Y	482.3076923
Addition to Articles	02/12/57	Y	487.521978
Articles	02/12/57	Y	492.7362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	497.9505495
Contracts	01/10/57	Y	503.1648352
Maintenance	01/10/57	Y	508.3791209
	01/10/57	Y	513.5934066
Board of Directors	02/01/57	Y	518.8076923
Hiring Maintence Man	02/01/57	Y	524.021978
Letters	02/12/57	Y	529.2362637
Contracts	02/12/57	Y	534.4505495
By-Laws	02/12/57	Y	539.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	544.8791209
Corrections to Articles	02/12/57	Y	550.0934066
Addition to Articles	02/12/57	Y	555.3076923
Articles	02/12/57	Y	560.521978

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	565.7362637
Contracts	01/10/57	Y	570.9505495
Maintenance	01/10/57	Y	576.1648352
	01/10/57	Y	581.3791209
Board of Directors	02/01/57	Y	586.5934066
Hiring Maintenance Man	02/01/57	Y	591.8076923
Letters	02/12/57	Y	597.021978
Contracts	02/12/57	Y	602.2362637
By-Laws	02/12/57	Y	607.4505495
Corrections to Articles	02/12/57	Y	612.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	617.8791209
Addition to Articles	02/12/57	Y	623.0934066
Articles	02/12/57	Y	628.3076923

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	633.521978
Contracts	01/10/57	Y	638.7362637
Maintenance	01/10/57	Y	643.9505495
	01/10/57	Y	649.1648352
Board of Directors	02/01/57	Y	654.3791209
Hiring Maintenance Man	02/01/57	Y	659.5934066
Letters	02/12/57	Y	664.8076923
Contracts	02/12/57	Y	670.021978
By-Laws	02/12/57	Y	675.2362637
Corrections to Articles	02/12/57	Y	680.4505495
Corrections to Articles	02/12/57	Y	685.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Addition to Articles	02/12/57	Y	690.8791209
Articles	02/12/57	Y	696.0934066

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	701.3076923
Contracts	01/10/57	Y	706.521978
Maintenance	01/10/57	Y	711.7362637
	01/10/57	Y	716.9505495
Board of Directors	02/01/57	Y	722.1648352
Hiring Maintenance Man	02/01/57	Y	727.3791209
Letters	02/12/57	Y	732.5934066
Contracts	02/12/57	Y	737.8076923
By-Laws	02/12/57	Y	743.021978
Corrections to Articles	02/12/57	Y	748.2362637
Corrections to Articles	02/12/57	Y	753.4505495
Addition to Articles	02/12/57	Y	758.6648352



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Articles	02/12/57	Y	763.8791209

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	643.9505495
Contracts	01/10/57	Y	649.1648352
Maintenance	01/10/57	Y	654.3791209
	01/10/57	Y	659.5934066
Board of Directors	02/01/57	Y	664.8076923
Hiring Maintenace Man	02/01/57	Y	670.021978
Letters	02/12/57	Y	675.2362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	497.9505495
Contracts	01/10/57	Y	503.1648352
Maintenance	01/10/57	Y	508.3791209
	01/10/57	Y	513.5934066
Board of Directors	02/01/57	Y	518.8076923
Hiring Maintenace Man	02/01/57	Y	524.021978
Letters	02/12/57	Y	529.2362637
Contracts	02/12/57	Y	534.4505495
By-Laws	02/12/57	Y	539.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	544.8791209
Corrections to Articles	02/12/57	Y	550.0934066
Addition to Articles	02/12/57	Y	555.3076923
Articles	02/12/57	Y	560.521978

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	565.7362637
Contracts	01/10/57	Y	570.9505495
Maintenance	01/10/57	Y	576.1648352
	01/10/57	Y	581.3791209
Board of Directors	02/01/57	Y	586.5934066
Hiring Maintenance Man	02/01/57	Y	591.8076923
Letters	02/12/57	Y	597.021978
Contracts	02/12/57	Y	602.2362637
By-Laws	02/12/57	Y	607.4505495
Corrections to Articles	02/12/57	Y	612.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Corrections to Articles	02/12/57	Y	617.8791209
Addition to Articles	02/12/57	Y	623.0934066
Articles	02/12/57	Y	628.3076923

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	633.521978
Contracts	01/10/57	Y	638.7362637
Maintenance	01/10/57	Y	643.9505495
	01/10/57	Y	649.1648352
Board of Directors	02/01/57	Y	654.3791209
Hiring Maintenance Man	02/01/57	Y	659.5934066
Letters	02/12/57	Y	664.8076923
Contracts	02/12/57	Y	670.021978
By-Laws	02/12/57	Y	675.2362637
Corrections to Articles	02/12/57	Y	680.4505495
Corrections to Articles	02/12/57	Y	685.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Addition to Articles	02/12/57	Y	690.8791209
Articles	02/12/57	Y	696.0934066

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	701.3076923
Contracts	01/10/57	Y	706.521978
Maintenance	01/10/57	Y	711.7362637
	01/10/57	Y	716.9505495
Board of Directors	02/01/57	Y	722.1648352
Hiring Maintenace Man	02/01/57	Y	727.3791209
Letters	02/12/57	Y	732.5934066
Contracts	02/12/57	Y	737.8076923
By-Laws	02/12/57	Y	743.021978
Corrections to Articles	02/12/57	Y	748.2362637
Corrections to Articles	02/12/57	Y	753.4505495
Addition to Articles	02/12/57	Y	758.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Articles	02/12/57	Y	763.8791209

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contracts	01/10/57	Y	769.0934066
Contracts	01/10/57	Y	774.3076923
Maintenance	01/10/57	Y	779.521978
	01/10/57	Y	784.7362637
Board of Directors	02/01/57	Y	789.9505495
Hiring Maintenace Man	02/01/57	Y	795.1648352
Letters	02/12/57	Y	800.3791209
Contracts	02/12/57	Y	805.5934066
By-Laws	02/12/57	Y	810.8076923
Corrections to Articles	02/12/57	Y	816.021978
Corrections to Articles	02/12/57	Y	821.2362637
Addition to Articles	02/12/57	Y	826.4505495
Articles	02/12/57	Y	831.6648352

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>

Contracts	01/10/57	Y	680.4505495
Contracts	01/10/57	Y	685.6648352
Maintenance	01/10/57	Y	690.8791209
	01/10/57	Y	696.0934066
Board of Directors	02/01/57	Y	701.3076923
Hiring Maintenace Man	02/01/57	Y	706.521978
Letters	02/12/57	Y	711.7362637

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
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Contracts	01/10/57	Y	565.7362637
Contracts	01/10/57	Y	570.9505495
Maintenance	01/10/57	Y	576.1648352
	01/10/57	Y	581.3791209
Board of Directors	02/01/57	Y	586.5934066
Hiring Maintenace Man	02/01/57	Y	591.8076923
Letters	02/12/57	Y	597.021978
Richmond Sanitary Service	08/08/62	Y	e-44
Screening Committee	08/08/62	Y	e-46
Yearly Blanket Permit	08/08/62	Y	e-51

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Mr. Landisman- duties and services	08/08/62	Y	e-53
Roofing	09/12/62	Y	e-54
Hall- Deposit	09/12/62	Y	e-58
Roofs	09/12/62	Y	e-59
Roofing	09/25/62	Y-special	e-63
Roofing	09/25/62	Y-special	e-63
Delinquent Members	09/25/62	Y-special	e-65
Members and Board Members- office lobby	09/25/62	Y-special	e-67
Mrs. Hendricks- Manager	10/12/62	Y	e-74
Retainer Agreement	10/12/62	Y	e-72
Non- Usable be cars moved out	10/12/62	Y	e-72
Mr. Wilson's Resignation	10/17/62	Y-special	e-76
Acting Chairman	10/17/62	Y-special	e-77
Unanimous Ballot	10/23/62	Y-special	e-79
Unanimous Ballot	10/23/62	Y-special	e-80
Board Meetings- 2 hrs.	11/14/62	Y	e-94
Office Procedures	11/14/62	Y	e-105
Shares	11/19/62	Y-special	e-107
Children's Christmas Party	11/19/62	Y-special	e-109

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Office Hours	12/11/62	Y	e-111
Roofing	12/17/62	Y	e-117
PG&E	12/17/62	Y	e-228
Maintenance- Rain Gear	12/17/62	Y	e-121
Members Info. Could Not Be Given Out	12/17/62	Y	e-122
Delinquent Accounts	01/09/63	Y	e-134
Repairs to Units	01/09/63	Y	e-138
Manager Salary	01/09/63	Y	e-140
Insurance Bids	02/05/63	Y-special	e-146
Water Heaters	02/13/63	Y	e-159
Compliant and Resolutions	03/12/63	Y	e-163
Water Valves- Bids	03/14/63	Y	e-173
Office Help	03/14/63	Y	e-176
Planning Committee	03/27/63	Y-special	e-178
Roofing	04/10/63	Y	e-191
Charging New Members a full month Rents	04/10/63	Y	e-186
Unit for Resale	04/10/63	Y	e-187



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Roofing	05/20/63	Y	e-214
Survey- Lights	06/12/63	Y	f-6
Women's Club	06/12/63	Y	f-8
Trees Blocking Sewage Lines	06/12/63	Y	f-10
Complaint and Resolution	06/12/63	Y	f-14
Office Hours	06/12/63	Y	f-17
Petition- Park	06/12/63	Y	f-18
Mosquitoes	07/10/63	Y	f-25
Extra Help in Case of Emergency	07/10/63	Y	f-36
Tax Assessment	07/10/63	Y	f-37
Parking Lots	08/14/63	Y	f-52
Complaint and Resolution	08/14/63	Y	f-57
Letter to Members- Permits	08/14/63	Y	f-61
Payments	09/18/63	Y	f-72
Dick's Market Softball Team	09/26/63	Y	f-87

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Payments	09/26/63	Y	f-88
Manager	09/26/63	Y	f-93
Hall - Polling Place	10/15/63	Y	f-103
Christmas Party	10/15/63	Y	f-104
Federal National Mortgage Association	10/15/63	Y	f-108
New Year's Dance	10/15/63	Y	f-109
Office Employee's International Union Contact	11/12/63	Y	f-113
Planning Committee	11/12/63	Y	f-121
Workmen's Compensation	11/12/63	Y	f-127
Planning Committee	11/12/63	Y	f-134
Raise of Salary	11/12/63	Y	f-136
Ground Inspection Committee	01/09/64	Y	f-150
Work for People In Village who in need	01/29/64	Y-special	f-169
city	01/29/64	Y-special	f-172

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Contract- off street parking strip	02/03/64	Y-special	f-174
Air Pollution	02/12/64	Y	f-177
Master Plan	03/10/64	Y	f-213
Special Meetings	04/07/64	Y	f-215
Applicant for Membership be Charged	04/07/64	Y	f-225
Lighted Sign	05/12/64	Y	f-248
Resolution	07/14/64	Y	g-19
Fair Market Value	07/14/64	Y	g-24
Sheds and Fences	07/14/64	Y	g-25
Male Employees- Accurate Time Material Log	07/14/64	Y	g-26
Bids	07/14/64	Y	g-32
Purchase of \$100.00 be approved by board	07/14/64	Y	g-39
Parking Lots	07/14/64	Y	g-40

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Applicant for Membership be Charged	08/11/64	Y	g-59
Screening of Members	09/09/64	Y	g-83
Corporation Trucks- gas and Oil	10/13/64	Y	g-111
Labor Contract	11/10/64	Y	g-139
Open accounts	11/10/64	Y	g-151
Board Meetings	11/10/64	Y	g-155
Property Tax- Veterans	12/14/64	Y	g-180
Colors- Exterior Paint Survey	02/24/65	Y-special	g-226
Hold Back Ten Percent	02/24/65	Y-special	g-215
Audit	03/01/65	Y-special	g-218
Audit	03/01/65	Y-special	g-219
By-Laws-Checks	06/01/65	Y-special	g-269
Question and Answer Box	06/01/65	Y-special	g-275
Reserve Account	07/12/65	Y-special	g-308
Metal Buildings	07/12/65	Y-special	g-318

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Paid Holidays	01/29/66	Y-special	g-452
Hospital Plan	01/29/66	Y-special	g-453
Teen Center	03/28/66	Y-special	g-524
By-Laws	06/17/66	Y-special	g-566
REPAIR & MAINTEN	07/10/66	Y	960410/08
Survey	07/26/66	Y-special	g-603
BOARD	07/09/69	Y	I-26
FEES	07/08/70	Y	J-113
FEES	07/08/70	Y	J-114
MAINTENANCE	08/08/70		J-108
BOARD	11/11/70	Y	J-165
BOARD MEETINGS	11/24/70		J-186
EMPLOYEES	11/24/70	Y	J-187
TAPE RECORDER	11/24/70		J-185
PETTY CASH	12/09/70		J-192
PETS	06/09/71	Y	K-27
PODIUM	06/09/71		K-7
WATERLINES	04/12/72		K-202

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
EQUIPMENT ENGR	10/20/72		L-74
HALL	07/11/73	Y	M-44
REPAIR & MAINTEN	07/11/73	Y	M-47
PETS	09/12/73	Y	M-81
HALL	10/10/73	Y	M-101
BIDS	09/29/75	Y	P-75
PARKING	06/07/78	Y	S-20
COOKSTOVES	09/06/78	Y	S-56
BY LAWS	06/06/79	Y	T-18
MEMBERS	11/07/79	Y	T-85
REPAIR & MAINTEN	07/01/81	Y	V-37
INSPECTIONS	03/07/84	Y	X-79
CREDIT UNION	11/07/84	Y	Y-74
BY LAWS	05/01/85	Y	Y-135
HALL	11/12/86	Y	A-73
FENCE	03/09/88	Y	B-125
FENCE	03/09/88	Y	B-125
EQUIPMENT	08/10/88		C-40
MEMBERS	06/14/89	Y	D-25
COMMUNICATIONS	05/08/91	Y	E-182
BOARD MEETINGS	06/10/92	Y	G-12
ACCOUNTANT	11/11/92	Y	G-73

MOTION TOPIC	DATE	REGULAR	MOTION #
FEES	11/11/92	Y	G-74
PARKING	11/11/92	Y	G-72
ATTORNEY	12/09/92	Y	G-93
PARKING	01/13/93	Y	G-100
FEES	02/10/93	Y	G-110
TAXES	02/10/93	Y	G-110
BOARD	03/10/93	Y	G-118
BOARD	03/10/93	Y	G-115
ELECTION	03/10/93	Y	G-116
MEMBERS	03/10/93	Y	G-119
MEMBERS	03/10/93	Y	T-101
MEMBERS	03/10/93	Y	G-117
EMPLOYEES	09/08/93	Y	H-43
ATTORNEY	10/13/93	Y	H-52
HALL	10/13/93	Y	H-62
AUDITORIUM	12/08/93	Y	H-94
CREDIT UNION	12/08/93		H-99
HALL	12/08/93	Y	H-95
HALL	12/08/93	Y	H-953
RENTAL	12/08/93		H-99
PARKING	01/12/94	Y	H-102
REPAIR & MAINTEN	01/12/94	Y	H-109
REPAIR & MAINTEN	03/09/94	Y	H-136
COMMUNICATIONS	07/13/94	Y	1994/07/13.03

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
BIDS	08/10/94	Y	1994/08/10.8
EMPLOYEES	09/14/94	Y	RE981014/10
TAXES	09/14/94	Y	1994/09/14.07
FENCE	09/24/94	Y	1994/10/24.01
FENCE	11/09/94	Y	1994/11/09.09
SALE OF MEMBER'S	11/09/94	Y	1994/11/09.06
UNITS	11/09/94	Y	1994/11/09.06
HALL	12/08/94	Y	H/94
GUTTERS & STORM	01/11/95	Y	1995/01/11.09
MASTER PLAN	03/09/95	Y	1995/03/09.06
FEES	07/12/95	Y	1995/07/12.10
NEIGHBORHOOD C	07/12/95	Y	1995/07/12.14
REPAIR & MAINTEN	07/12/95	Y	REG1995/07/12.11
YARDS	07/12/95	Y	1995/07/12.15
PARKING	11/08/95	Y	1995/11/08.14
CONTRACTS	07/10/96	Y	960710/09
INSPECTIONS	07/10/96	Y	REG.960410/07
MEMBERS	07/10/96	Y	REG960710/06
TAXES	07/10/96	Y	REG960710/09



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
FEES	08/14/96	Y	960814/07
CONTRACTS	11/13/96	Y	REG961211/04
Amendment- Article II, Section 1	02/12/97	Y	208
Acceptance of Article	02/19/97	Y	252
Acceptance of Article	02/19/97	Y	268
BOARD MEETINGS	06/11/97	Y	REG.970611/03
REPAIR & MAINTEN	07/09/97	Y	REG.970709/08
COMMUNICATIONS	08/13/97	Y	RE970813/18
COMMUNICATIONS	08/13/97	Y	EG970813/18
FEES	09/10/97	Y	REG.970813/08
MEMBERS	05/13/98	Y	RE980513/06
BIDS	11/14/98	Y	REG.981014/07
INSPECTIONS	12/09/98	Y	REG.981209/05
PARKING	12/09/98	Y	RE981209/011
HALL	07/21/99	Y	NO7219901

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
PARKING	08/11/99	Y	RG08119906
PARKING	08/11/99	Y	RG119907
UNIT UPGRADE	09/01/99	Y	RG09089912
BOARD	09/08/99	Y	RG09089914
REPAIR & MAINTEN	09/08/99	Y	RG09089912
REPAIR & MAINTEN	09/08/99	Y	RG.090089906
TREES	09/08/99	Y	G09089905
TREES	12/08/99	Y	RE12089903
Parking	01/12/00		RE01120003
Trees	01/12/00		RE01120004
BidS	01/12/00		RE01120005
BIDS	01/12/00		RE01120006
Policy	01/12/00		RE01120007
Insurance Bids	02/09/00		RE02090002
Contract	02/09/00		RE02090003
Administration	02/09/00		RE02090005
MAINTENANCE	02/09/00		RE02090006
Maintenance	02/09/00		RE02090007
Trees	02/09/00		RE02090008

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Trees	02/09/00		RE02090009
Trees	02/09/00		RE02090010
Trees	02/09/00		RE02090011
Trees	02/09/00		RE02090012
Maintenance	03/08/00		RE03080002
Maintenance	03/08/00		RE03080009
Maintenance	03/08/00		RE03080010
EMPLOYEES	03/08/00	Y	RE03080011
Board	04/12/00		RE04120001
Maintenance	04/12/00		RE04120005
Finance	04/12/00		RE04120006
Board	04/12/00		RE04120007
Legal	04/12/00		RE04120009
EMPLOYEES	04/12/00		RE04120011
EMPLOYEES	04/12/00		RE04120012
Unit Transfer	04/12/00		RE04120014
PARKING	06/14/00	Y	E06140004
PARKING	06/14/00	Y	RE06140002
Flooding	06/14/00		RE061400012

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Community Day	06/14/00		RE06140013
Office	07/12/00		RE07120002
Legal	07/12/00		RE07120004
Flooding	07/12/00		RE07120008
Hall	07/12/00		RE07120009
Water Lines	07/12/00		RE07120010
Sewers	07/12/00		RE07120011
Hall	07/12/00		RE07120014
BOARD MEETINGS	07/12/00	Y	RE07120015
CORRESPONDENC	08/09/00	Y	RE08090008
Trees	08/09/00		RE08090014
PARKING	08/09/00		RE08090016
Flooding	08/09/00		RE08090018
MEMBERS	10/11/00	Y	RE10110010
OFFICE	11/05/00	Y	IN1115003
OFFICE	01/10/01	Y	RE0110001.07
REPAIR & MAINTEN	01/10/01	Y	RE011001.09
REPAIR & MAINTEN	01/10/01	Y	RE011001.08

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
BOARD	01/11/01	Y	RE011001.11
INSPECTIONS	01/11/01	Y	RE011001.10
INSPECTIONS	01/11/01		RE011001.10
MEMBERS	01/11/01	Y	RE0110001.13
Trees	04/11/01	Y	RE041101.02
SATELLITE DISHES	04/11/01	Y	RE041101.06
Maps	04/11/01	Y	RE041101.07
Credit Union	04/11/01	Y	RE041101.08
EXECUTIVE MEETI	04/12/01	Y	RE04120011
INSPECTIONS	04/12/01	Y	RE04120017
SATELLITE DISHES	04/12/01	Y	RE412001.5
EMPLOYEES	05/09/01		50901.05
MASTER PLAN	06/13/01	Y	RE061301.08

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
ATTORNEY	07/11/01	Y	RE071101.08
HISTORICAL SITE	07/11/01	Y	RE011101.06
MASTER PLAN	07/18/01	Y	71801.02
MASTER PLAN	07/18/01	Y	71801.04
HALL	09/12/01	Y	RE091201.10
HALL	09/12/01	Y	RE091201.12
HALL	09/12/01	Y	RE091201.11
BUDGET	12/12/01	Y	121201.09
ELECTRICAL	12/12/01	Y	RE121201.11
REPAIR & MAINTEN	12/12/01	Y	12/12/01.11
SATELLITE DISHES	04/10/02	Y	RE041002.15
SECURITY BARS	04/10/02	Y	EX061202.02
SECURITY BARS	04/10/02	Y	41002.11
ELECTION	05/22/02	Y	52202.14

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
HALL	05/22/02	Y	52202.07
HALL	05/22/02	Y	52202.08
SOCIAL CLUB	05/22/02	Y	52202.07
PARKING	06/12/02	Y	61202.07
CODES	01/08/03	Y	
HALL	01/08/03	Y	1032003.00
SATELLITE DISHES	01/08/03	Y	
MEMBERS	03/12/03	Y	RE031203.14
BIDS	04/16/03	Y	41603.11
CRIME WATCH	05/28/03	Y	52803.07
EMPLOYEES	05/28/03	Y	52803.10
HALL	05/28/03	Y	52803.09
SOCIAL CLUB	05/28/03	Y	52803.08
BOARD MEETINGS	06/11/03	Y	RE061103.01
AGENDA	07/09/03	Y	RE070903.03
CELL PHONES	07/09/03	Y	RE070903.17

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
VOTING	08/13/03	Y	RE081303.12
MOTIONS	08/27/03	Y	82703.16
LANDSCAPE	10/08/03	Y	E100803.08
REPAIR & MAINTEN	10/08/03	Y	RE100803.11
BOARD MEETINGS	11/12/03	Y	RE111203.11
MUTUAL OWNERS	11/12/03	Y	RE111203.08
UNIT FOR SALE	11/12/03	Y	RE111203.09
HALL	12/10/03	Y	RE121003.09
BULLETIN BOARD	01/14/04	Y	RE011404.04
REPAIR & MAINTEN	01/14/04	Y	RE011404.08
MASTER PLAN	05/12/04	Y	RE051204.02
POLICIES	08/11/04	Y	RE081104.10
UNSOCIAL CLUB	08/11/04	Y	RE081104.04



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
INSPECTIONS	09/08/04	Y	RE090804.03
EMPLOYEES	10/13/04	Y	RE101304.06
EMPLOYEES	10/13/04	Y	RE101304.06
MEMBERSHIPS	10/13/04	Y	RE101304.10
WELCOMING COMI	11/10/04	Y	RE111004.08
HALL	12/08/04	Y	RE120804.04
TREE POLICY	12/08/04	Y	RE120804.03
FEEES	03/09/05	Y	RE030905.07
FENCE	03/09/05	Y	RE030905.10
FLYERS	03/09/05	Y	EX030905.08
HALL	03/09/05	Y	E030905.09
INSPECTIONS	04/13/05	Y	RE041305.06

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
ROOFS	05/11/05	Y	EX051105.08
ATTORNEY	06/08/05	Y	RE060805.14
AUDITORIUM	06/08/05	Y	RE060805.08
COMPUTER	06/08/05	Y	RE060805.07
EMAIL	06/08/05	Y	REO60805.08
HALL	06/08/05	Y	RE060805.12
OFFICE	06/08/05	Y	RE060805.07
OFFICE	06/08/05	Y	E060805.08
OFFICE	06/08/05	Y	RE060805.13
PARKING	06/08/05	Y	RE060805.10
RECORDS	06/08/05	Y	RE060805.13
SIGNS	06/08/05	Y	RE060805.16
WASHER AND DRY	07/13/05	Y	REO71305.09
POLICIES	07/20/05		72005.01

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
WASHER AND DRY	08/02/05		80205.07
C&R	08/10/05	Y	RE081005.04
DELINQUENT ACCO	08/10/05	Y	81005.04
HALL POLICY	08/10/05	Y	81005.06
FENCE	09/15/05	Y	RE09152005.02
FOR SALE PROCEI	09/15/05	Y	EX9152005.10
INSPECTIONS	09/15/05	Y	E09152005.10
REPAIR & MAINTEN	09/15/05	Y	RE09152005.01
RESERVE STUDY	09/15/05	Y	RE9152005.03
SOLAR LIGHT TUBI	09/15/05	Y	RE091505.05
WINDOWS	09/15/05	Y	RE91505.04
BY LAWS	10/12/05	Y	RE10122005.06
FEEES	11/09/05	Y	RE11092005.09
EMPLOYEES	12/14/05	Y	RE12142005.05
REGULAR MEETIN	12/20/05	Y	12202005.01

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
CRIME WATCH	01/11/06	Y	RE01112006.03
NON-CONFORMING	01/11/06	Y	RE01112006.05
PARKING	01/11/06	Y	RE01112006.04
SIGNS	01/11/06	Y	RE01112006.11
TREES	01/11/06	Y	RE01112006.07
EMPLOYEES	03/08/06	Y	RE30806.09
INSPECTIONS	03/08/06	Y	RE030806.11
INSPECTIONS	03/08/06	Y	RE030806.10
RECORDS	03/08/06	Y	RE030806.03
BOARD PACKETS	04/12/06	Y	RE041206.02
RECORDS	04/18/06	Y	RE041806.09

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
PLANNING COMMITTEE	06/14/06	Y	RE06142006.04
EXECUTIVE BOARD	07/12/06	Y	RE07122006.05
PROPERTY TAXES	07/12/06	Y	RE07122006.06
HOLIDAY	07/19/06	Y	7192006.06
EXECUTIVE MEETING	08/09/06		RE080906.5
FEES	08/09/06	Y	RE08092006.17
FINANCES	08/09/06	Y	RRE080906.7
HALL	08/09/06	Y	RE080906.11
HALL	08/09/06	Y	RE080906.12
HALL	08/09/06	Y	RE080906.10

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
HOMEOWNERS EX	08/09/06	Y	RE080906.6
BOARD MEETINGS	08/14/06	Y	8142006.14
COMMITTEES	09/13/06	Y	RE09132006.08
VEHICLES	10/04/06	Y	5.00
AGENDA	10/11/06	Y	RE10112006.04
OFFICE SUPPLIES	11/08/06	Y	
EMPLOYEES	12/20/06	Y	RE12202006.01
DELINQUENT ACCO	01/10/07	Y	
MINUTES	01/10/07	Y	
COMPUTER	02/14/07	Y	RE02142007.02
HALL	02/14/07	Y	RE02142007.08
HALL	02/14/07	Y	RE02142007.03
PROPERTY TAXES	02/14/07	Y	RE02142007.06
PARKING	02/28/07	Y	2282007.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
PROPERTY TAXES	02/28/07	Y	2282007.10
PARKING	04/11/07	Y	RE04112007.05
AUDIT	05/09/07	Y	RE05092007.14
SCREENING	05/09/07	Y	RE05092007.10
BOARD ATTENDAN	05/22/07		SPO5222007.05
HIRING CARPENTE	05/22/07		SPO5222007.02
POSTAGE METERS	05/22/07		SPO5222007.04
ROOFS	05/22/07		SPO5222007.01
ROOFS	05/22/07		SPO5222007.03
TREE MAINTENANC	05/22/07		SPO5222007.06
	05/23/07		5232005.08
ADJOURN MEETIN	05/23/07		5232005.10
ELECTION PROCES	05/23/07		5232005.09
NOMINATIONS	05/23/07		5232005.06
NOMINATIONS	05/23/07		5232005.07

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
READING MINUTES	05/23/07		5232007.01
USE OF HALL	05/23/07		5232007.04
USE OF HALL	05/23/07		5232005.05
VILLAGE COMMITTEE	05/23/07		5232007.03
WAIVING READING	05/23/07		5232007.02
ADJOURN MEETING	06/13/07	Y	RE06132007.08
BOARD ATTENDANCE	06/13/07	Y	RE06132007.05
EXTEND MEETING	06/13/07	Y	RE06132007.04
LETTER TO RAILROAD	06/13/07	Y	RE06132007.07
LOCKBOX	06/13/07	Y	RE06132007.02
MUTUAL OWNERSHIP	06/13/07	Y	RE06132007.06
POSTAGE METERS	06/13/07	Y	RE06132007.03
RESERVE STUDY	06/13/07	Y	RE06132007.01
50TH ANNIVERSARY	07/11/07	Y	RE07112007.07
50TH ANNIVERSARY	07/11/07	Y	RE07112007.08
BOARD ATTENDANCE	07/11/07	Y	RE07112007.05
FEEES TO RESERVE	07/11/07	Y	RE07112007.02
FEEES TO RESERVE	07/11/07	Y	RE07112007.03



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
MUTUAL OWNERS	07/11/07	Y	RE07112007.04
RESERVE STUDY	07/11/07	Y	RE07112007.01
ROOFS	07/11/07	Y	RE07112007.06
PETTY CASH ALLO	07/25/07		7252007.02
PROPERTY TAXES	07/25/07		7252007.01
ANNIVERSARY CELE	08/08/07	Y	O8082007.08
BOARD COMMITTEE	08/08/07	Y	O8082007.09
BOARD MEETINGS	08/08/07	Y	O8082007.07
EMPLOYEE HEALTH	08/08/07	Y	O8082007.05
EMPLOYEE HEALTH	08/08/07	Y	O8082007.11
FINES	08/08/07	Y	O8082007.06
MEETING MINUTES	08/08/07	Y	O8082007.01
MEETING MINUTES	08/08/07	Y	O8082007.02
NEW MEMBER	08/08/07	Y	O8082007.03
PAYROLL SERVICE	08/08/07	Y	O8082007.04
PAYROLL SERVICE	08/08/07	Y	O8082007.10
\$1000 TO UPGRAD	09/12/07	Y	O91220007.04
ACCEPT MINUTES	09/12/07	Y	9122007.01
COFFEE URNS \$15	09/12/07	Y	O91220007.05
Employees	09/12/07	Y	O9122007.02
Transfers	11/19/07	Y	11192007.01

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Fee Increase	11/19/07	Y	11192007.03
Office Hours	11/19/07	Y	11192007.04
Fee for Adding A Me	11/19/07	Y	11192007.05
Overgrown Yards	01/10/08	Y	O1102008.12
First Aid Kit	02/13/08	Y	2132008.03
ROOFS	02/13/08	Y	2132008.04
Parking and Smokin	02/13/08	Y	2132008.05
Cola	02/13/08	Y	2132009.07
Grants	03/12/08		3122008.02
Auditor	03/12/08		3122008.03
Parking and Smokin	03/12/08		3122008.04
Cola	03/12/08		3122008.05
Mortuary Fund	03/12/08		3122008.07
Renters	03/12/08		3122008.08
Petition- Lights from	04/09/08	Y	4092008.02
General Notation Po	04/09/08	Y	4092008.03
Parking Lots- Lighting Program and Camera	04/09/08	Y	4092008.04
Cola	04/09/08	Y	4092008.08
Parking and Smokin	04/09/08	Y	4092008.09
Renters	05/14/08	Y	5142008.02
Double Pane- Windc	05/14/08	Y	5142008.03
Property Line Issues	05/28/08		5282008.04
Reimbursement to B	06/11/08	Y	6112008.04
Credit Report Vendo	06/25/08		6252008.03
Tax Letters	07/09/08	Y	7092008.07
Confidentiality Code	07/09/08	Y	7092008.08

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Special Meetings	07/09/08	Y	7092008.09
Compliance Procedure	08/13/08	Y	8132008.04
General Manager	08/13/08	Y	8132008.05
Open Forum	08/13/08	Y	8132008.07
Roberts Rules of Order	08/13/08	Y	8132008.08
Minimum Bids for Utilities	09/10/08	Y	9102008.03
General Manager	09/10/08	Y	9102008.05
General Manager	09/10/08	Y	9102008.06
Flyers	09/10/08	Y	9102008.07
Temporarily Replace	09/10/08	Y	9102008.08
Management Committee	09/10/08	Y	9102008.09
Volunteer Policy	09/10/08	Y	9102008.10
Owner Non- Compliance	09/10/08	Y	9102008.11
Compliance Procedure	09/10/08	Y	9102008.12
Board Terms	09/10/08	Y	9102008.13
Solar Day	09/10/08	Y	9102008.14
Auction	10/08/08	Y	10082008.02
New Banking Process	10/08/08	Y	10082008.03
Community Day	10/08/08	Y	10082008.04
Inspect Units to be Auctioned for Sewer Problems	10/08/08	Y	10082008.05
Security	10/08/08	Y	10082008.06
Hearings	10/08/08	Y	10082008.07
Elections	10/08/08	Y	10082008.09
Moratorium Guidelines	11/12/08	Y	11122008.01
Hearing	11/12/08	Y	11122008.02
Confidentiality Statement	11/12/08	Y	11122008.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Environmental Committee	11/12/08	Y	11122008.07
Hearing	11/12/08	Y	11122008.09
Special Meetings	12/03/08	Y	12032008.05
Microphone System	12/03/08	Y	12032008.06
Mortuary Fund	12/03/08	Y	12032008.07
Gates	12/03/08	Y	12032008.10
General Manager-Mitch Myers	12/17/08		12172008.01
Letter Distribution	01/28/09	Y	1282009.01
Legal	01/28/09	Y	1282009.02
Budget	01/28/09	Y	1282009.03
Gates	02/11/09	Y	2112009.04
Hall and Social Committee	02/11/09	Y	2112009.05
Hearing	02/11/09	Y	2112009.06
Maintenance	02/11/09	Y	2112009.07
Mission Statement	03/25/09	Y	3252009.06
Hearing	03/25/09	Y	3252009.07
Removal of Occupant	03/25/09	Y	3252009.08
Hearing	03/25/09	Y	3252009.09
Auction	04/08/09	Y	4082009.03
Agenda	04/08/09	Y	4082009.04
Dues	04/08/09	Y	4082009.06
Meeting Guidelines	04/15/09	Y-Cont.	4152009.01
Information Technology	04/15/09	Y	4152009.02
Code Enforcement	04/15/09	Y	4152009.03
Community Day	04/15/09	Y	4152009.04
READING MINUTES	05/27/09	election	5272009.01

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Reading Annual Report	05/27/09	election	5272009.03
CRIME WATCH	05/27/09	election	5272009.04
Social Club	05/27/09	election	5272009.05
General Member Committee	05/27/09	election	5272009.06
AV Youth Club	05/27/09	election	5272009.07
Elections	05/27/09	election	5272009.08
Moratorium on Changes	06/10/09	Y	6102009.01
NEW MEMBER	06/10/09	Y	6102009.02
NEW MEMBER	07/08/09	Y	7082009.04
Letters	08/12/09	Y	8122009.11
Cola	08/12/09	Y	8122009.17
Labor Committee	09/09/09	Y	9092009.10
Hall- Meetings	09/09/09	Y	9092009.11
Unit Files	09/09/09	Y	9092009.12
Motion 12202005.02	09/09/09	Y	9092009.13
Policy- Member Confidentiality	09/09/09	Y	9092009.14
Motion 08122009.11	09/09/09	Y	9092009.15
Meeting Date Change	10/14/09	Y	10142009.19
Roofs	10/14/09	Y	10142009.20
Screening Files	10/14/09	Y	10142009.21
Insurance	10/28/09	Y	10282009.03
Article I Section 9 (b)(2)	10/28/09	Y	10282009.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Tom( MM) 30 days to live in unit	10/28/09	Y	10282009.06
Emergency	11/18/09	Y	11182009.05
Budget	11/18/09	Y	11182009.06
Workers Comp	12/09/09	Y	12092009.14
Parking Lot 43 Pavement	12/09/09	Y	12092009.15
Jims Paving Bid	12/09/09	Y	12092009.16
Transfer	01/13/10	Y	1132010.11
Bids for Parking Lot	01/13/10	Y	1132010.12
POSTAGE METERS	01/13/10	Y	1132010.14
Credit Union	02/10/10	Y	RE02102010.02
Jim's Paving	02/10/10	Y	RE02102010.03
Labor Advisor Time	03/10/10	Y	RE03102010.02
Labor Committee	03/10/10	Y	RE03102010.03
Safety Boots	03/10/10	Y	RE03102010.04
New Insurance	03/10/10	Y	RE03102010.06
Raised Beds	03/10/10	Y	RE03102010.07
Motion J-114	03/10/10	Y	RE03102010.09
Neighbors Helping Neighbors	04/14/10	Y	RE04142010.03
Maintenance	04/14/10	Y	RE04142010.04
Maintenance	04/14/10	Y	RE04142010.05
Policy	04/14/10	Y	RE04142010.06
Conditional Use Permit	04/14/10	Y	RE04142010.07
Matinenance	04/14/10	Y	RE04142010.08

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Board	04/14/10	Y	RE04142010.09
Maintenance	04/14/10	Y	RE04142010.10
Letters	05/12/10	Y	EX05122010.02
Letters	05/12/10	Y	EX05122010.03
Letters	05/12/10	Y	EX05122010.04
Occupancy	05/12/10	Y	EX05122010.05
Sub Leaseing	05/12/10	Y	EX05122010.06
Employee handbook Changes	05/19/10	Y	5192010.03
unit 543- Terminate MOC	05/19/10	Y	5192010.04
Phone Call to Unit 729	05/19/10	Y	5192010.05
Transfer Fees	05/19/10	Y	5192010.06
Carrol Campbell- Tastefull Arrangement of Flowers	05/19/10	Y	5192010.07
Removal of Tree	06/09/10	Y	RE06092010.03
Fact Finding Committee	06/09/10	Y	RE06092010.04
Settlement Statement	06/09/10	Y	RE06092010.05
Preferred Plumbing & Drain	07/14/10	Y	RE07142010.03
Book Club	07/14/10	Y	RE07142010.04
Agenda	07/14/10	Y	RE07142010.05
Rosie The Riveter Trust Board- Hall	07/14/10	Y	RE07142010.06
Sidewalk Repair	08/11/10	Y	RE08112010.03
Painting	08/11/10	Y	RE08112010.04
Settlement Statement	08/11/10	Y	RE08112010.05
Pit Bulls	08/11/10	Y	RE08112010.06

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
AV Library Committee	08/11/10	Y	RE08112010.07
Board	08/11/10	Y	RE08112010.08
Paint AV Sign	08/11/10	Y	RE08112010.09
California Concrete	09/08/10	Y	RE09082010.04
Sewer Laterals	09/08/10	Y	RE09082010.05
Parking Lot Bid	09/08/10	Y	RE09082010.07
City Liaison Appointment	10/13/10	Y	RE10132010.04
Reserve Bid Study	10/13/10	Y	RE10132010.05
Windows	11/10/10	Y	RE11102010.05
Budget	11/10/10	Y	RE11102010.06
Computer Consultant	11/10/10	Y	RE11102010.07
Drainage Problem- barry Burgess's Unit	11/10/10	Y	RE11102010.08
Valve Replacement	11/10/10	Y	RE11102010.09
Late Charges	12/08/10	Y	RE12082010.03
Drain Repairs	12/08/10	Y	RE12082010.05
Fact Finding Committee	12/08/10	Y	RE12082010.06
Sewer Laterals	12/08/10	Y	RE12082010.07



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Reserve Account	12/08/10	Y	RE12082010.08
Complete Rehabs	12/08/10	Y	RE12082010.09
	01/12/11	Y	RE01122011.06
Legal Audit Committee	01/12/11	Y	RE01122011.07
Units Taken Back	01/12/11	Y	RE01122011.08
Insurance Bid	02/09/11	Y	RE02092011.02
Traveler's Insurance	02/09/11	Y	RE02092011.03
Universe Painting	02/09/11	Y	RE02092011.04
Sewer Laterals Bids	02/09/11	Y	RE02092011.05
City of Richmond Smoking Ordinance	02/09/11	Y	RE02092011.07
Grants Process	03/09/11	Y	RE03092011.04
Projects	03/09/11	Y	RE03092011.05
Rehab of Units 543, 413, and 767	03/09/11	Y	RE03092011.06
Smoking Ordinance	03/09/11	Y	RE03092011.07
Accounts	03/09/11	Y	RE03092011.08
SOS Contract	03/09/11	Y	RE03092011.09
Comcast Proposal	03/09/11	Y	RE03092011.10
Hall	03/09/11	Y	RE03092011.11
Employees	03/09/11	Y	RE03092011.12
Hearing	03/09/11	Y	RE03092011.13

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Hearing with "Party Planner"	04/13/11	Y	RE04132011.03
Richmond Museum of History	04/13/11	Y	RE04132011.06
Acceptance of Member	05/11/11	Y	RE05112011.02
Trimming of Tree	05/11/11	Y	RE05112011.03
Mission Statement	05/11/11	Y	RE05112011.05
Sewers	06/08/11	Y	RE06082011.04
Auction	07/13/11	Y	RE07132011.01
Sewers	07/13/11	Y	RE07132011.04
Sewers	07/13/11	Y	RE07132011.05
Reserve Study	07/13/11	Y	RE07132011.07
Trees	07/13/11	Y	RE07132011.08
Transfer	07/13/11	Y	RE07132011.09
Committee	07/13/11	Y	RE07132011.10
Sewers	09/14/11		RE09142011.01
Auction	09/14/11		RE09142011.02
Sewers	09/14/11		RE09142011.05
Trees	09/14/11		RE09142011.07

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintenance	09/14/11		RE09142011.08
Finances	09/14/11		RE09142011.09
Reserve Study	09/14/11		RE09142011.10
Attorney	09/14/11		RE09142011.11
Reserve Study	09/14/11		RE09142011.12
Parking Lots	10/12/11	Y	RE10122011.02
Sewers	10/12/11	Y	RE10122011.03
Trees	10/12/11	Y	RE10122011.05
Reserve Study	10/12/11	Y	RE10122011.06
Community Building	10/12/11	Y	RE10122011.08
Computers	10/12/11	Y	RE10122011.09
Chevron	11/09/11	Y	RE11092011.01
Board	11/09/11	Y	RE11092011.02
Sewers	11/09/11	Y	RE11092011.05
Permits	11/09/11	Y	RE11092011.06
Sewers	11/09/11	Y	RE11092011.07
Budget	11/09/11	Y	RE11092011.08
Computers	11/09/11	Y	RE11092011.09
Office	11/09/11	Y	RE11092011.10
Solar	11/09/11	Y	RE11092011.11
Air Quality	11/09/11	Y	RE11092011.12
Finances	12/14/11	Y	RE12142011.03

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Sewers	12/14/11	Y	RE12142011.04
Procedures	12/14/11	Y	RE12142011.05
Administration	12/14/11	Y	RE12142011.06
Maintenance	12/14/11	Y	RE12142011.07
History	01/11/12	Y	RE01112012.03
Fences	01/11/12	Y	RE01112012.04
Fences	01/11/12	Y	RE01112012.05
Parking	01/11/12	Y	RE01112012.07
Policies	02/08/12	Y	RE02082012.03
Office	02/08/12	Y	RE02082012.04
Insurance	02/08/12	Y	RE02082012.07
No Smoking	02/08/12	Y	RE02082012.08
Policies	02/08/12	Y	RE02082012.09
Sewers	02/08/12	Y	RE02082012.10
Sewers	02/08/12	Y	RE02082012.11
Hall	03/14/12	Y	RE03142012.03
Inspections	03/14/12	Y	RE03142012.04
Windows	03/14/12	Y	RE03142012.05
Policies	03/14/12	Y	RE03142012.06
Policies	03/14/12	Y	RE03142012.07
Fees	03/14/12	Y	RE03142012.08
Fees	03/14/12	Y	RE03142012.09

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Transfer	03/14/12	Y	RE03142012.10
Transfer	03/14/12	Y	RE03142012.11
Trees	03/14/12	Y	RE03142012.12
Transportation	04/11/12	Y	RE04112012.01
Sewers	04/11/12	Y	RE04112012.04
Sewers	04/11/12	Y	RE04112012.06
Sewers	04/11/12	Y	RE04112012.07
Fees	04/11/12	Y	RE04112012.08
Sewers	04/11/12	Y	RE04112012.09
Sewers	04/11/12	Y	RE04112012.10
Maintenance	04/11/12	Y	RE04112012.11
Windows	04/11/12	Y	RE04112012.12
Legal	04/11/12	Y	RE04112012.14
Hall	04/11/12	Y	RE04112012.15
Fees	04/11/12	Y	RE04112012.16
Maintenance	04/11/12	Y	RE04112012.17
Maintenance	05/09/12	Y	RE05092012.03
Transfer	05/09/12	Y	RE05092012.06
Fees	05/09/12	Y	RE05092012.07
Reserves	05/09/12	Y	RE05092012.08
Sewers	05/09/12	Y	RE05092012.09

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Sewers	05/09/12	Y	RE05092012.10
Fees	05/09/12	Y	RE05092012.12
Labor	06/13/12	Y	RE06132012.2
Audit Committee	06/13/12	Y	RE06132012.3
Board Meetings	06/13/12	Y	RE06132012.4
Charge to Member	06/13/12	Y	RE06132012.5
Office	06/13/12	Y	RE06132012.6
Flag	06/13/12	Y	RE06132012.7
Board Meetings	06/13/12	Y	RE06132012.10
Finances	07/11/12	Y	RE07112012.3
Board Meetings	07/11/12	Y	RE07112012.4
Parking	07/11/12	Y	RE07112012.5
Board	07/11/12	Y	RE07112012.6
Board	07/11/12	Y	RE07112012.7
Maintenance	07/11/12	Y	RE07112012.8
	07/11/12	Y	RE07112012.9
Hall	07/11/12	Y	RE07112012.10
Board	07/11/12	Y	RE07112012.11

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Trees	07/11/12	Y	RE07112012.12
Maintenance	07/11/12	Y	RE07112012.13
Hall	07/11/12	Y	RE07112012.14
Trees	08/08/12	Y	RE08082012.2
Fees	08/08/12	Y	RE08082012.4
Policies	08/08/12	Y	RE08082012.6
Motions	08/08/12	Y	RE08082012.7
Finances	08/08/12	Y	RE08082012.8
Maintenance	08/08/12	Y	RE08082012.9
Hall	09/12/12	Y	RE09122012.2
Hall	09/12/12	Y	RE09122012.3
Trees	09/12/12	Y	RE09122012.4
Policies	09/12/12	Y	RE09122012.5
Sewers	09/12/12	Y	RE09122012.9
Finances	09/12/12	Y	RE09122012.11
Policies	09/12/12	Y	RE09122012.12
Trees	10/10/12	Y	RE10102012.02
Board	10/10/12	Y	RE10102012.04
Policies	10/10/12	Y	RE101012012.06
Hall	10/10/12	Y	RE10102012.07
Maintenance	10/10/12	Y	RE10102012.09
Sewers	10/10/12	Y	RE10102012.10

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Policies	10/10/12	Y	RE10102012.11
Policies	10/10/12	Y	RE10102012.12
Office	10/10/12	Y	RE10102012.13
Policies	10/10/12	Y	RE10102012.15
Budget	11/14/12	Y	RE11142012.04
Fees	11/14/12	Y	RE11142012.05
Fees	11/14/12	Y	RE11142012.06
Hearing	11/14/12	Y	RE11142012.07
Trees	11/14/12	Y	RE11142012.08
Trees	11/14/12	Y	RE11142012.09
Trees	11/14/12	Y	RE11142012.10
Policies	11/14/12	Y	RE11142012.11
Security	11/14/12	Y	RE11142012.14
Board	12/12/12	Y	RE12122012.02
Motions	12/12/12	Y	RE12122012.03
Pets	12/12/12	Y	RE12122012.04
Pets	12/12/12	Y	RE12122012.05
Maintenance	12/12/12	Y	RE12122012.06
Maintenance	12/12/12	Y	RE12122012.07
Permits	1/9/13	Y	RE01092013.02
Permits	01/09/13	Y	RE01092013.03



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintenance	01/09/13	Y	RE01092013.04
Insurance	01/09/13	Y	RE01092013.05
Insurance	02/13/13	Y	RE02132013.06
Hall	02/13/13	Y	RE02132013.07
Sewers	02/13/13	Y	RE02132013.08
Sewers	02/13/13	Y	RE02132013.09
Sewers	02/13/13	Y	RE02132013.10
Sewers	02/13/13	Y	RE02132013.11
Windows	02/13/13	Y	RE02132013.12
Windows	02/13/13	Y	RE02122013.13
Windows	02/13/13	Y	RE02122013.16
Hall	03/13/13	Y	RE03132013.03
Pets	03/13/13	Y	RE03132013.04
Pets	03/13/13	Y	RE03132013.05
By-Laws	03/13/13	Y	RE03132013.07
Policies	03/13/13	Y	RE03132013.09
Policies	03/13/13	Y	RE03132013.10

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Insurance	03/13/13	Y	RE03132013.11
Policies	03/13/13	Y	RE03132013.12
Membership	03/13/13	Y	RE03132013.13
Sewers	04/03/13	Y - spec	SPREG04032013.01
Hall	04/10/13	Y	RE04102013.04
Hall	04/10/13	Y	RE04102013.05
Trees	04/10/13	Y	RE04102013.07
Maintenance	04/10/13	Y	RE04102013.08
Insurance	04/10/13	Y	RE04102013.09
Finances	04/10/13	Y	RE04102013.10
Hall	04/10/13	Y	RE04102013.11
Sewers	05/08/13	Y	RE05082013.05
Maintenance	05/08/13	Y	RE05082013.06
Trees	05/08/13	Y	RE05082013.07
Trees	05/08/13	Y	RE05082013.08
Policies	06/12/13	Y	RE06122013.04
Motions	06/12/13	Y	RE06122013.05
Hall	06/12/13	Y	RE06122013.06
Sewers	06/12/13	Y	RE06122013.08
Maintenance	06/12/13	Y	RE06122103.11
Maintenance	06/12/13	Y	RE06122013.12
Maintenance	06/12/13	Y	RE06122013.13
Finances	07/10/13	Y	RE06122013.05
Sewers	07/10/13	Y	RE06122013.06

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Sewers	07/10/13	Y	RE06122013.07
Policies	07/10/13	Y	RE06122013.09
Policies	07/10/13	Y	RE06122013.10
Hall	07/10/13	Y	RE06102013.12
Hall	07/10/13	Y	RE06102013.13
Policies	07/10/13	Y	RE06102013.15
Policies	08/15/13	Y	RE08152013.02
Policies	08/15/13	Y	RE08152013.04
Policies	08/15/13	Y	RE08152013.05
Membership	08/15/13	Y	RE08153013.06
Maintenance	08/15/13	Y	RE08152013.08
Sewers	08/15/13	Y	RE08152013.10
Maintenance	09/11/13	Y	RE09112013.03
Policies	09/11/13	Y	RE09112013.05
Policies	09/11/13	Y	RE09112013.08
Sewers	09/11/13	Y	RE09112013.09
Finances	09/11/13	Y	RE09112013.10
Office	09/11/13	Y	RE09112013.11
Hall	09/11/13	Y	RE09112013.14
Inspections	09/11/13	Y	RE09112013.16
Maintenance	10/09/13	Y	REG10092013.03
Policies	10/09/13	Y	REG10092013.08

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Hall	10/09/13	Y	REG10092013.10
Parking	10/09/13	Y	REG10092013.11
Policies	10/09/13	Y	REG10092013.12
Maintenance	10/09/13	Y	REG10092013.13
Budget	10/16/13		BUDGET10162013.02
Budget	10/16/13		BUDGET10162013.03
Budget	10/16/13		BUDGET10162013.04
Budget	10/16/13		BUDGET10162013.05
Budget	10/16/13		BUDGET10162013.06
Budget	10/16/13		BUDGET10162013.07
Budget	10/16/13		BUDGET10162013.08
Budget	10/16/13		BUDGET10162013.09
Budget	10/16/13		BUDGET10162013.10
Budget	10/16/13		BUDGET10162013.11
Budget	11/13/13	Y	REG11132013.04
Hall	11/13/13	Y	REG11132013.05
Hall	11/13/13	Y	REG11132013.06
Inspections	11/13/13	Y	REG11132013.07
Policies	11/13/13	Y	REG11132013.09

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintenance	11/13/13	Y	REG11132013.10
Parking	11/13/13	Y	REG11132013.11
Maintenance	11/13/13	Y	REG11132013.12
Trees	12/11/13	Y	REG12112013.03
Parking	12/11/13	Y	REG12112013.04
Policies	12/11/13	Y	REG12112013.05
Budget	12/11/13	Y	REG12112013.06
Maintenance	12/11/13	Y	REG12112013.09
Administration	12/11/13	Y	REG12112013.11
Trees	01/08/14	Y	REG01082014.03
Historical Document	01/08/14	Y	REG01082014.04
Budget	01/08/14	Y	REG01082014.05
Budget	01/08/14	Y	REG01082014.06
Policy	01/08/14	Y	REG01082014.07
Business	01/08/14	Y	REG01082014.08
Inspections	01/08/14	Y	REG01082014.10
Sewers	02/12/14	Y	REG02122014.02
Hall	02/12/14	Y	REG02122014.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Hall	02/12/14	Y	REG02122014.05
Concrete	02/12/14	Y	REG02122014.07
Board	02/12/14	Y	REG02122014.08
Member Handbook	02/12/14	Y	REG02122014.09
Committee	02/12/14	Y	REG02122014.10
Contractor	02/12/14	Y	REG02122014.11
Gutters	03/12/14	Y	REG03122014.04
Lights	03/12/14	Y	REG03122014.05
Proposals	03/12/14	Y	REG03122014.06
landscaping	03/12/14	Y	REG03122014.07
Maintenance	03/12/14	Y	REG03122014.08
Motions	03/12/14	Y	REG03122014.10
Tagline	03/12/14	Y	REG03122014.11
Sewers	04/09/14	Y	REG0409014.02
Sewers	04/09/14	Y	REG0409014.04
Sewers	04/09/14	Y	REG0409014.05

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Sewers	04/09/14	Y	REG0409014.06
Motions	04/09/14	Y	REG0409014.07
Computers	04/09/14	Y	REG0409014.08
Motions	04/09/14	Y	REG0404014.09
Towing	04/09/14	Y	REG0409014.10
Fences	04/09/14	Y	REG0409014.11
Office	04/09/14	Y	REG0409014.12
Hall	04/09/14	Y	REG0409014.13
Yards	04/09/14	Y	REG0409014.14
Hall	04/09/14	Y	REG0409014.16
Parking	04/09/14	Y	REG040914.17
Hall	05/14/14	Y	REG0514014.03
Dues	05/14/14	Y	REG0514014.04
Hall	05/14/14	Y	REG0514014.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Water	05/14/14	Y	REG0514014.05
Handbook	05/14/14	Y	REG0514014.08
Administration	05/14/14	Y	REG0514014.09
Agenda	05/28/14	Y	MOTION 05282014.01
Agenda	05/28/14	Y	MOTION 05282014.02
Administration	06/11/14	Y	RE06112014.03
Maintenance	06/11/14	Y	RE06112014.04
Administration	06/11/14	Y	RE06112014.05
Administration	06/11/14	Y	RE06112014.06
Finances	06/11/14	Y	RE06112014.07
Administration	06/11/14	Y	RE06112014.09
Permits	06/11/14	Y	RE06112014.10
Administration	07/09/14	Y	RE07092014.04
Administration	07/09/14	Y	RE07092014.05
Administration	07/09/14	Y	RE07092014.06
Administration	07/09/14	Y	RE07092014.07
Insurance	07/09/14	Y	RE07092014.08



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Trees	07/09/14	Y	RE07092014.09
Administration	07/09/14	Y	RE07092014.15
Hall	08/13/14	Y	RE08162014.04
Finances	08/13/14	Y	RE08162014.05
Bylaws	08/13/14	Y	RE08132014.06
Maintenance	08/13/14	Y	RE08132014.08
Maintenance	08/13/14	Y	RE08132014.09
Maintenance	08/13/14	Y	RE08132014.10
Maintenance	08/13/14	Y	RE08132014.11
Hall	08/13/14	Y	RE08132014.13
Hall	08/13/14	Y	RE08162014.14
Finances	08/13/14	Y	RE08132014.15
Membership	08/13/14	Y	RE08132014.16
Policy	09/10/14	Y	RE09102014.03
Policy	09/10/14	Y	RE09102014.05
Policy	09/10/14	Y	RE09102014.07

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Sewers	09/10/14	Y	RE09102014.10
Policy	09/10/14	Y	RE09102014.11
Policy	09/10/14	Y	RE09102014.12
Policy	09/10/14	Y	RE09102014.13
Policy	10/8/2014		
			RE10082014.03
	10/8/2014		
Sewers			RE10082014.05
Maintenance	10/8/2014		RE10082014.06
Maintenance	10/8/2014		RE10082014.07
	10/8/2014		
Maintenance			RE10082014.08
	10/8/2014		
Administration			RE10082014.10
	10/8/2014		
Maintenance			RE10082014.11
	10/8/2014		
Maintenance			RE10082014.13
Hall	10/8/2014		RE10082014.14
Painting	11/12/2014		RE11122014.03
Budget	11/12/2014		RE11122014.04
	11/12/2014		
			RE11122014.05
	12/10/2014		
Reserves			RE12102014.05
	2/11/2015		
Permits			RE02112015.05
	2/11/2015		
Policy			RE02112015.07
	2/11/2015		
Sewer Laterals			RE02112015.08
Trees	2/11/2015		RE02112015.09

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	2/11/2015		
Drought			RE02112015.10
Personnel	3/17/2015		RE03172015.06
Hall	3/17/2015		RE03172015.07
	3/17/2015		
Hall			RE03172015.08
Policy	3/17/2015		RE03172015.09
Car Share	3/17/2015		RE03172015.11
	3/17/2015		
Seismic Project			RE03172015.12
Solar	4/8/2015		RE04082015.04
Car Share	4/8/2015		RE04082015.07
Nominating Meeting	4/8/2015		RE04082015.08
Personnel	4/8/2015		RE04082015.09
Hall	4/8/2015		RE04082015.10
	5/13/2015		
Sewer Laterals			RE05132015.03
	5/13/2015		
Legal			RE05132015.07
Solar	5/13/2015		RE05132015.08
	5/13/2015		
Maintenance			RE05132015.10
	5/13/2015		
Board			RE05132015.11
	5/13/2015		
Seismic Project			RE05132015.15
	5/13/2015		
Seismic Project			RE05132015.16
	5/27/2015		
Hall			5272015.08
Committee	6/10/2015		RE06102015.02

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Committee	6/10/2015		RE06102015.03
Committee	6/10/2015		RE06102015.04
	6/10/2015		
Solar			RE06102015.06
	6/10/2015		
Trees			RE06102015.08
	6/10/2015		
Legal			RE06102015.09
Audit	6/10/2015		RE06102015.10
Committee	7/8/2015		RE07082015.03
Hall	7/8/2015		RE07082015.05
Finances	7/8/2015		RE07082015.06
	7/8/2015		
Sewers			RE07082015.07
	7/8/2015		
Sewers			RE07082015.08
	7/8/2015		
Sewers			RE07082015.09
	7/8/2015		
Board			RE07082015.10
	7/8/2015		
Maintenance			RE07082015.12
	7/8/2015		
Meeting			RE07082015.14
	7/8/2015		
Hall			RE07082015.15
	7/8/2015		
Fees			RE07082015.17
Board	7/8/2015		RE07082015.20
	7/8/2015		
Maintenance			RE07082015.22
Board	8/12/2015		RE08122015.01
	8/12/2015		
Board			RE08122015.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintenance	8/12/2015		RE08122015.05
Meeting	8/12/2015		RE08122015.06
	8/12/2015		
Hall			RE08122015.09
Hall	8/12/2015		RE08122015.10
	8/12/2015		
Hall			RE08122015.11
	8/12/2015		
Personnel			RE08122015.12
	9/9/2015		
Sewers			RE09092015.04
Policy	9/9/2015		RE09092015.05
	9/9/2015		
Maintenance			RE09092015.10
Policy	10/14/2015		RE10142015.04
Reserves	10/14/2015		RE10142015.05
	10/14/2015		
Maintenance			RE10142015.06
Sewers	10/14/2015		RE10142015.07
	10/14/2015		
Finances			RE10142015.08
	10/14/2015		
Maintenance			RE10142015.09
Sewers	11/11/2015		RE11112015.04
	11/11/2015		
Sewers			RE11112015.05
Budget	11/11/2015		RE11112015.06
Administration	11/11/2015		RE11112015.07
Hall	11/11/2015		RE11112015.08
	12/9/2015		
Maintenance			RE12092015.04

MOTION TOPIC	DATE	REGULAR	MOTION #
	12/9/2015		
Maintenance			RE12092015.05
	12/9/2015		
Trees			RE12092015.06
	12/9/2015		
Bylaws			RE12092015.09
	12/9/2015		
Hall			RE12092015.10
	12/9/2015		
Hall			RE12092015.11
	12/9/2015		
Administration			RE12092015.13
	12/9/2015		
Finances			RE12092015.14
	1/13/2016		
Maintenance			RE01162016.04
	1/13/2016		
Trees			RE01162016.05
Board	1/13/2016		RE01162016.06 to appr
	2/10/2016		
Trees			RE02102016.05
Bylaws	2/10/2016		RE02102016.07
	3/9/2016		
Trees			RE03092016.02
Trees	3/9/2016		RE03092016.03

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Trees	3/9/2016		RE03092016.04
	3/9/2016		
Property Taxes			RE03092016.05
Budget	3/9/2016		RE03092016.06
	3/9/2016		
Parking			RE03092016.07
	3/9/2016		
Parking			RE03092016.08
	3/9/2016		
Hall			RE03092016.09
	3/9/2016		
Painting			RE03092016.10
	4/13/2016		
Finances			RE04132016.03
Meeting	4/13/2016		RE04132016.04
	4/13/2016		
Finances			RE04132016.05

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	4/13/2016		
Common Space			RE04132016.06
	4/13/2016		
Parking			RE04132016.07
	5/11/2016		
Maintenance			RE05112016.02
	5/25/2016		
Hall			RE05252016.04
	6/8/2016		
Committee			RE06082016.03
	6/8/2016		
Membership			RE06082016.04
	7/13/2016		
Committee			RE07132015.02
	7/13/2016		
Bylaws			RE07132016.05
	8/10/2016		
Bylaws			RE08102016.03
	8/10/2016		
Finances			RE08102016.04
Hall	8/10/2016		RE08102016.05
	8/10/2016		
Painting			RE08102016.06
Finances	8/10/2016		RE08102016.07
	8/10/2016		
Administration			RE08102016.08
Finances	8/10/2016		RE08102016.10
Administration	8/22/2016		RE08222016.02



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Administration	9/14/2016		RE09142016.06
	9/14/2016		
Permits			RE09142016.07
	9/14/2016		
Finances			RE09142016.08
	9/14/2016		
Finances			RE09142016.10
	9/14/2016		
Administration			RE09142016.11
Administration	9/14/2016		RE09142016.12
	9/14/2016		
Hall			RE09142016.13
Permits	10/12/2016		RE10122016.04
	10/12/2016		
Policy			RE10122016.05
	10/12/2016		
Finances			RE10122016.08
	10/12/2016		
Legal			RE10122016.09
	10/12/2016		
Maintenance			RE10122016.10
Hall	11/9/2016		RE11092016.03
Board	11/9/2016		RE11092016.04
Fees	11/9/2016		RE11092016.05

MOTION TOPIC	DATE	REGULAR	MOTION #
	11/9/2016		
Board	11/9/2016		RE11092016.06
Policy	12/14/2016		RE11092016.07
Fees	12/14/2016		RE12142016.04
Finances	12/14/2016		RE12142016.05
Personnel	12/14/2016		RE12142016.06
Finances	12/14/2016		RE12142016.07
Administration	1/11/2017		RE12142016.08
Trees	1/11/2017		RE01112017.03
Administration	1/11/2017		RE01112017.04
Personnel	1/11/2017		RE01112017.05
Hall	1/11/2017		RE01112017.06
Hall	2/8/2017		RE01112017.07
Bylaws	2/8/2017		RE02082017.04
Hall	2/8/2017		RE02082017.05
Collins	2/8/2017		RE02082017.06
Trees	2/8/2017		RE02082017.07
Parking Lots	3/8/2017		RE03082017.03
Trees	3/8/2017		RE03082017.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	3/8/2017		
Finances			RE03082017.05
Nominating Meeting	4/12/2017		4122017.04
	4/12/2017		
Finances			4122017.05
	4/12/2017		
Labor			4122017.07
Finances	5/11/2017		5112017.03
	5/11/2017		5112017.05
	5/11/2017		
Maintenance			5112017.06
	5/11/2017		
Solar			5112017.07
	5/11/2017		
Maintenance			5112017.08
	5/11/2017		
Reserve Study			5112017.09
Labor	7/12/2017		7122017.04
Committee	7/12/2017		7122017.05
Finance	8/9/2017		8092017.02
Finance	8/9/2017		8092017.03
	9/13/2017		
	10/11/2017		
Maintenance			10112017.03
Finance	10/11/2017		10112017.04
policy	10/11/2017		10112017.05
Labor	10/11/2017		10112017.07
Maintenance	11/8/2017		11082017.04

MOTION TOPIC	DATE	REGULAR	MOTION #
	11/8/2017		
Maintenance			11082017.05
Labor	11/8/2017		11082017.07
	12/13/2017		
Finance			12132017.02
	12/13/2017		
Trees			12132017.03
Labor	12/13/2017		12132017.04
Board	1/10/2018		1102018.01
	1/10/2018		
Labor			1102018.03
Rehabs	1/10/2018		1102018.04
	2/14/2018		
Hall			2142018.02
Earthquake Retrofit	2/14/2018		2142018.03
	2/14/2018		
Maintenance			2142018.04
Finance	2/14/2018		2142018.05
policy	3/14/2018		3142018.02
	3/14/2018		
Bylaws			3142018.03
	4/11/2018		
Hall			4112018.01
	5/9/2018		
Insurance			5092018.01
	6/13/2018		
Insurance	8/8/2018		2018.08.08-03RE
Auction	9/12/2018		2018.09.12-01RE
	9/12/2018		
Administration			2018.09.12-04RE
	9/12/2018		
Maintenance			2018.09.12-05RE

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Auction	9/12/2018		2018.09.12-07RE
Hall	9/12/2018		2018.09.12-09RE
	9/12/2018		
Maintenance			2018.09.12-010RE
Administration	10/10/2018		2018.10.10-04RE
	10/10/2018		
policy			2018.10.10-05RE
Maintenance	10/10/2018		2018.10.10-06RE
Administration	10/10/2018		2018.10.10-07RE
	10/10/2018		
Administration			2018.10.10-08RE
Auction	11/14/2018		2018.11.14-01RE
	11/14/2018		
policy			2018.11.14-04RE
	11/14/2018		
policy			2018.11.14-05RE
Maintenance	11/14/2018		2018.11.14-06RE
policy	11/14/2018		2018.11.14-07RE
Credit Union	11/14/2018		2018.11.14-09RE
	11/14/2018		
policy			2018.11.14-11RE
Solar	12/12/2018		2018.12.12-03RE
	12/12/2018		
Trees			2018.12.12-04RE
Hall	12/12/2018		2018.12.12-05RE
Administration	12/12/2018		2018.12.12-06RE
	1/9/2019		
policy			RE01092019.02
Board	1/9/2019		RE01092019.03
	1/9/2019		
Finance			RE01092019.05

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	1/9/2019		
Finance			RE01092019.06
Finance	2/13/2019		RE02132019.03
Legal	2/13/2019		RE02132019.05
Fees	2/13/2019		RE02132019.06
Finance	2/13/2019		RE02132019.07
	2/13/2019		
Solar			RE02132019.08
	2/13/2019		
policy			RE02132019.09
Insurance	2/13/2019		RE02132019.10
	2/13/2019		
Maintenance			RE02132019.11
Maintenance	2/13/2019		RE02132019.12
Maintenance	2/13/2019		RE02132019.13
Maintenance	2/13/2019		RE02132019.17
	2/13/2019		
Administration			RE02132019.18
	2/13/2019		
Finance			RE02132019.19
Finance	2/13/2019		RE02132019.20
	2/13/2019		RE02132019.21
	3/13/2019		RE03132019.01
Membership	3/13/2019		RE03132019.02
Hall	3/13/2019		Re03132019.03
	3/13/2019		
Adminstration			RE03132019.04
Adminstration	3/13/2019		RE03132019.05
	3/13/2019		
Maintenance			RE03132019.06
	3/13/2019		
Board			RE03122019.07
	3/13/2019		
Membership			RE03132019.08

MOTION TOPIC	DATE	REGULAR	MOTION #
	4/24/2019		RE04242019.01
	4/24/2019		<a href="#">RE04242019.02</a>
	5/8/2019		RE05082019.01
	5/8/2019		RE05082019.02
Meeting	5/8/2019		RE05082019.03
	6/12/2019		RE06122019.01
Meeting	7/10/2019		RE07102019.01
	7/10/2019		
Hall			RE07102019.02
Membership	7/10/2019		RE07102019.03
	8/14/2019		
Hall			RE08142019.01
Hall	8/14/2019		RE08142019.02
	8/14/2019		
Board			RE08142019.03
Meeting	9/11/2019		RE09112019.01
	9/11/2019		
Hall			RE09112019.02
Meeting	9/11/2019		RE09112019.03
Hall	9/11/2019		RE09112019.04
Meeting	10/23/2019		RE10232019.01
Meeting	10/23/2019		RE10232019.02
Policy	11/13/2019		RE11132019.01
Meeting	11/13/2019		RE11132019.02
Meeting	11/13/2019		RE11132019.03
	11/13/2019		
Maintenance			RE11132019.04

MOTION TOPIC	DATE	REGULAR	MOTION #
	1/8/2020		
Meeting			RE0182020.01
Fianace	1/8/2020		RE0182020.02
Membership	6/24/2020		RE06242020.01
	6/24/2020		
Committee			RE06242020.02
	6/24/2020		
Board			RE06242020.03
	6/24/2020		
Credit Union			RE06242020.04
	6/24/2020		
Meetings			RE06242020.05
	6/24/2020		
meetings			RE06242020.06
Adminstration	7/8/2020		RE07082020.01
Meetings	7/8/2020		RE07082002.02
Board	7/8/2020		RE07082020.03
Meetings	7/8/2020		RE07082020.04
Meetings	7/8/2020		RE07082020.05
Finance	8/5/2020		RE08052020.01
	8/12/2020		
Membership			RE08122020.01
	9/9/2020		
Credit Union			RE09092020.01
Membership	9/9/2020		RE09092020.02
	9/9/2020		
Maintenance			RE09092020.03



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Meetings	9/9/2020		RE09092020.4
	9/9/2020		
Meetings			RE09092020.5
Meetings	10/14/2020		RE10142020.01
	10/14/2020		
Credit Union			RE10142020.02
Meetings	10/14/2020		RE10142020.03
	10/14/2020		
Board			RE10142020.04
Membership	11/11/2020		RE11112020.01
	11/11/2020		
Credit Union			RE11112020.02
Polivy	11/11/2020		RE11112020.03
	11/11/2020		
Reserve Fund			RE11112020.04
	11/11/2020		
Water and sewage			RE11112020.05
Finance	11/11/2020		RE11112020.06
Adminstration	11/11/21020		RE11112020.07
Meetings	11/11/2020		RE11112020.08
	11/23/2020		
Board			SP11232020.01
Meetings	12/16/2020		RE12162020.01
	12/16/2020		
Tree			RE12162020.02
Meeting	1/13/2021		RE01132021.01
Finance	1/13/2021		RE01132021.02
	1/13/2021		
Board			RE01132021.03
	1/13/2021		
Membership			RE01132021.04
Meetings	2/10/2021		RE01132021.01

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	2/10/2021		
Trees			RE02102021.02
Meetings	3/10/2021		RE03102021.01
Meetings	3/10/2021		RE03102021.02
Nominations	3/10/2021		RE03102021.03
Board	3/10/2021		RE03102021.04
Committes	3/10/2021		RE03102021.05
Meetings	3/10/2021		RE03102021.06
Membership	3/10/2021		RE03102021.07
	3/10/2021		
Board			RE03102021.08
Meetings	4/14/2021		RE04142021.01
	4/14/2021		
Meetings			RE04142021.02
Committee	4/14/2021		RE04142021.03
Adminstration	4/14/2021		RE04142021.04
	4/14/2021		
Committee			RE04142021.05
	4/14/2021		
Bylaws			RE04142021.06
Minutes	5/12/2021		RE05122021.01
Adminstration	5/12/2021		RE05122021.02
	5/12/2021		
Finance			RE05122021.03

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Adminstration	5/12/2021		RE05122021.04
	5/12/2021		
Membership			RE05122021.05
Membership	5/12/2021		RE0512021.06
Meetings	5/12/2021		RE0512021.07
Agenda	5/12/2021		RE0512021.08
	6/9/2021		
Meetings			RE05122021.01
Agenda	6/9/2021		RE06092021.02
	6/9/2021		
Adminstration			RE06092021.03
	7/14/2021		
Agenda			RE07142021.01
Policy	7/14/2021		RE07142021.02
	7/14/2021		
Finance			RE07142021.03
	7/14/2021		
Adminstration			RE07142021.04
	7/14/2021		
Board			RE07142021.05
Meetings	7/14/2021		RE07142021.06
	7/14/2021		
Auditing			RE07142021.07
Adminstration	7/14/2021		RE07142021.08
	7/14/2021		
Hall			RE07142021.09
Meetings	7/14/2021		RE07142021.10
Meetings	8/11/2021		RE07112021.01

MOTION TOPIC	DATE	REGULAR	MOTION #
	8/11/2021		
Maintanence			RE08112021.02
	8/11/2021		
Trees			RE08112021.03
	8/11/2021		
Membership			RE08112021.04
Meetings	8/11/2021		RE08112021.05
Agendas	9/8/2021		RE09082021.01
	9/8/2021		
Minutes			RE09082021.02
	9/8/2021		
Maintanence			RE09082021.03
Maintanence	9/8/2021		RE09082021.04
	9/8/2021		
Maintanence			RE09802021.05
meetings	9/8/2021		RE09082021.06
	9/8/2021		
Meetings			RE09082021.07
Meetings	9/8/2021		RE09082021.08
agenda	9/8/20210		RE09802021.09
	10/13/2021		
Agendas			RE09082021.01
	10/13/2021		
Minutes			RE10132021.02

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintanence	10/13/2021		RE10132021.03
	10/13/2021		
Membership			RE10132021.04
	10/13/2021		
Membership			RE10132021.05
Agenda	11/10/2021		RE11102021.01
Minutes	11/10/2021		RE11102021.02
Membership	11/10/2021		RE11102021.03
	11/10/2021		
Parking			RE11102021.04
	11/10/2021		
Parking			RE11102021.05
	11/10/2021		
Committee			RE11102021.06
	11/10/2021		RE11102021.07
Adminstration	11/10/2021		RE11102021.08
	11/10/2021		
Adminstration			RE11102021.09
	12/8/2021		
Maintanence			RE12082021.01
	12/8/2021		
Adminstration			RE12082021.02
	12/8/2021		
Hall			RE12082021.03
Finance	12/8/2021		RE1282021.04

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Maintanence <b>2022</b>	12/8/2021		RE1282021.05
Adminstration	1/12/2022		RE01122022.01
	1/12/2022		
Adminstration			RE01122022.02
	1/12/2022		
Adminstration			RE01122022.03
	2/9/2022		
Adminstration			RE02092022.01
Adminstration	2/9/2022		RE02092022.02
	2/9/2022		
Adminstration			RE02092022.03
Adminstration	2/9/2022		RE02092022.04
	2/9/2022		
Adminstration			RE02092022.05
	2/9/2022		
Adminstration			RE02092022.06
	3/9/2022		
Adminstration			RE03092022.00
	3/9/2022		
Adminstration			RE03092022.01
	3/9/2022		
Adminstration			RE03092022.02
Adminstration	3/9/2022		RE03092022.03

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Adminstration	3/9/2022		RE03092022.04
Adminstration	3/9/2022		RE03092022.05
Adminstration	3/9/2022		RE03092022.06
Adminstration	4/20/2022		RE04202022.01
Adminstration	4/20/2022		RE04202022.02
Adminstration	4/20/2022		RE04202022.03
Adminstration	5/11/2022		RE05112022.01
Adminstration	5/11/2022		RE05112022.02
Adminstration	5/11/2022		RE05112022.03
Adminstration	6/8/2022		RE0608202.01
Adminstration	6/8/2022		RE06082022.02
Adminstration	6/8/2022		RE06082022.03
Adminstration	6/8/2022		RE06082022.04
Adminstration	6/8/2022		RE06082022.05
Adminstration	6/8/2022		RE06082022.06
Adminstration	7/13/2022		RE07132022.01
Adminstration	7/13/2022		RE07132022.02

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Adminstration	7/13/2022		RE07132022.03
Adminstration	7/13/2022		RE07132022.04
Adminstration	7/13/2022		RE07132022.05
Adminstration	7/13/2022		RE07132022.06
Adminstration	7/13/2022		RE07132022.07
Adminstration	7/13/2022		RE07132022.08
Adminstration	8/10/2022		RE08102022.01
Adminstration	8/10/2022		RE8102022.02
Adminstration	8/10/2022		RE08102022.03
Adminstration	8/10/2022		RE08102022.04
Adminstration	8/10/2022		RE08102022.05
Adminstration	9/14/2022		RE09142022.01
Adminstration	9/14/2022		RE09142022.02
Adminstration	9/14/2022		RE09142022.03
Adminstration	9/14/2022		RE09142022.04
Adminstration	9/14/2022		RE09142022.05
Adminstration	9/14/2022		RE09142022.06
Adminstration	10/12/2022		RE10122022.01
Adminstration	10/12/2022		RE10122022.02



<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	10/12/2022		
Adminstration			RE10122022.03
	10/12/2022		
Adminstration			RE10122022.04
	10/12/2022		
Adminstration			RE10122022.05
	10/12/2022		
Adminstration			RE10122022.06
	11/9/2022		
Adminstration			RE11092022.01
	11/9/2022		
Adminstration			RE11092022.02
Adminstration	11/9/2022		RE11092022.03
	11/9/2022		
Adminstration			RE11092022.04
	11/9/2022		
Adminstration			RE11092022.05
	11/9/2022		
Adminstration			RE11092022.06
	11/9/2022		
Adminstration			RE11092022.07
	11/9/2022		
Adminstration			RE11092022.08
Adminstration	12/14/2022		RE12142022.01
	12/14/2022		
Adminstration			RE12142022.02
	12/14/2022		
Adminstration			RE12142022.03
	12/14/2022		
Adminstration			RE12142022.04
Adminstration	12/14/2022		RE12142022.05
Adminstration	12/14/2022		RE12142022.06
Adminstration	12/14/2022		RE12142022.07

MOTION TOPIC	DATE	REGULAR	MOTION #
	12/14/2022		
Adminstration			RE12142022.08
	12/14/2022		
Adminstration			RE12142022.09
	2023		
Maintanence		1/11/2023	RE01112023.01
Maintanence		1/11/2023	RE01112023.02
Committee		1/11/2023	RE01112023.03
		1/11/2023	RE01112023.04
Membership			
Hall		2/8/2023	RE02082023.01
Legal		2/8/2023	RE02082023.02
Fianance		2/8/2023	RE02082023.03
Membership		2/8/2023	RE02082023.04
Adminstration		3/8/2023	RE03082023.01
Board		3/8/2023	RE03082023.02
Membership		3/8/2023	RE03082023.03
Membership		3/8/2023	RE03082023.04
Hall		3/8/2023	RE03082023.05
Committee	4/12/2023		RE04122023.01

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
Hall	4/12/2023		RE04122023.02
Maintenance	5/10/2023		RE05102023.01
Ad Hoc	5/10/2023		RE05102023.02
	5/10/2023		
Hall			RE05102023.03
Hall	5/10/2023		RE05102023.04
	5/10/2023		
Maintenance			RE05102023.05
Office	5/10/2023		RE05102023.06
Maintenance	5/10/2023		RE05102023.07
Board	5/24/2023		RE05242023.01
Board	6/14/2023		RE06142023.01
Hall	6/14/2023		RE06142023.02
	6/14/2023		
Board			RE06142023.03
Office	6/14/2023		RE06142023.04
Office	6/14/2023		RE06142023.05
	6/14/2023		
Board			RE06142023.06
Non-Board	7/12/2023		RE07122023.01
Committee	7/12/2023		RE07122023.02
	7/12/2023		
AV Credit Union			RE07122023.03
	7/12/2023		
Membership			RE07122023.04
	7/12/2023		
Board			RE07122023.05
	7/12/2023		
Parking			RE07122023.06
	7/12/2023		
Mediation			RE07122023.07

<b>MOTION TOPIC</b>	<b>DATE</b>	<b>REGULAR</b>	<b>MOTION #</b>
	7/12/2023		
Hall			RE07122023.08
	7/12/2023		
Parking			RE07122023.09
Parking	8/9/2023		RE08092023.01
	8/9/2023		
Non-Board			RE08092023.02
	8/9/2023		
Board			RE08092023.03
	8/9/2023		
Parking			RE08092023.04
	8/9/2023		
Maintenance			RE08092023.05
	8/9/2023		
Members			RE08092023.06
	8/9/2023		
Sheds			RE08092023.07
Hall	8/9/2023		RE08092023.08
Maintenance	9/13/2023		RE09132023.01
Member	9/13/2023		RE09132023.02
	9/13/2023		
Sheds			RE09132023.03
Screening	9/13/2023		RE09132023.04
	9/13/2023		
Volunteers			RE09132023.05
Board	9/13/2023		RE09132023.06
Hall	9/13/2023		RE09132023.07

MOTION TOPIC	DATE	REGULAR	MOTION #
	9/13/2023		
Maintenance			RE09132023.08
Hall	9/13/2023		RE09132023.09
Board	10/11/2023		RE10112023.01
	10/11/2023		
Maintenance			RE10112023.02
	10/11/2023		
Hall			RE10112023.03
	11/8/2023		
Maintenance			RE11082023.01
	11/8/2023		
Office			RE11082023.02
Office	11/8/2023		RE11082023.03
	12/13/2023		
Maintenance			RE12132023.01
	12/13/2023		
Office			RE12132023.02
Hall	12/13/2023		RE12132023.02
	2024		
Office	1/10/2024		RE01102024.01
	1/10/2024		
Finance			RE01102024.02
	1/10/2024		
Finance			RE01102024.03
	1/10/2024		
Maintenance			RE01102024.04

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Finance	1/10/2024		RE01102024.05
Finance	1/10/2024		RE01102024.06
Maintenance	2/14/2024		RE02142024.01
Finance	2/14/2024		RE02142024.02
Finance	2/14/2024		RE02142024.03
Hall	2/14/2024		RE02142024.04
	3/13/2024		
Finance			RE03132024.01
Finance	3/13/2024		RE03132024.02
Board	3/13/2024		RE03132024.03
Finance	3/13/2024		RE03132024.04
Finance	3/13/2024		RE03132024.05
Members	4/10/2024		RE04102024.01
Finance	4/10/2024		RE04102024.02
Finance	4/10/2024		RE04102024.03
Committee	5/8/2024		RE05082024.01
Maintenance	5/8/2024		RE05082024.02
Landscape	5/8/2024		RE05082024.03
Landscape	5/8/2024		RE05082024.04
Information	5/8/2024		RE05082024.05
Rescind Motion	5/8/2024		RE05082024.06

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That the Board of Directors remain the same for a period of one year
That the board consider hiring a maintenance man who resides in the Village
A letter be sent to both parties stating that they will have to be more cooperative with each other and the other people in the building or the other people in the building or the Board will have to bring charges against both of them.
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Article II, Section 2a read, "Admission to meetings shall be open to the members of the Corporation only. Identification shall be required by the Sergeant At Arms" instead of, "Admission to any meeting shall be by membership card, said card to be issued by the Corporation".

**MOTION TEXT**

Section 3 of Article II another paragraph be added reading the same section 2a, "Admission to meetings shall be open to the members of the Corporation only. Identification shall be required by the Sergeant At Arms."

The first sentence in Section 4 of Article II read, " Notice of special meetings shall be in writing and be mailed or otherwise delivered by the secretary- Treasurer of any person or persons designated by him or her at least twenty- four hours before said meeting, except that agenda shall be sent thirty days before said meeting when By-Laws,Articles of Incorporation, or membership contract are under discussion"

**MOTION TEXT**

To accept Section 10 parts f included of the contract

On Section 10-h of the contract to be changed to read major repairs

That the Corporation get a maintenance man for the Village and try to get a contract with the Building Maintenance Employees Union of Oakland to allow a general maintenance man do electrical, plumbing and carpentry work

That when a share holder up up his down payment he bought the apartment he was living in at the time

That the Board of Directors remain the same for a period of one year

That the board consider hiring a maintenance man who resides in the Village

A letter be sent to both parties stating that they will have to be more cooperative with each other and the other people in the building or the other people in the building or the Board will have to bring charges against both of them.

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A letter be sent to both parties stating that they will have to be more cooperative with each other and the other people in the building or the other people in the building or the Board will have to bring charges against both of them.
To turn contract with Richmond Sanitary Service over to a special committee, appointed by the President to meet with Mr. Landisman, Mr. Kosich, our insurance broker and Mr. Murdock and the liability insurance representative of the Richmond Sanitary Service.
That the screening committee member who uses their automobile on Corporation screening committee business be paid ten (10) cents per mile.
That we purchase a yearly blanket permit at afee of \$50.00.

**MOTION TEXT**

That Mr. Landisman be invited to meet with the Board of Directors, at his expense, to discuss with them the duties and services included in the retaining agreement he had suggested to the Board by letter.
To send a letter and questionnaire to the membership as to their opinion on roofing. If not enough response is received a General Membership Meeting will be held.
That all organizations using the Auditorium regularly must deposit \$20.00 for the use of the Auditorium.
That the (roof) survey prints and reports be turned over to Mr. Landisman to have them recorded on our deed with the city and county.
That we draw up the specifications and ask for bids on shingles and composition roofing. When the bids are in have a membership vote on it.
Amendment to e-63, that the specifications include the cost of removing the present shingles, and applying solid sheeting before new roofing.
That delinquent members who do not make satisfactory arrangements with the office regarding their accounts be turned over to the attorney.
That members and Board members, unless authorized to do so, remain in the office lobby.
That Mrs. Hendricks be put on a trial basis of six months as manager of the Corporation.
To sign the Retainer Agreement and forward same to Mr. Landisman.
That the Board concur with the request of the petitioners and a letter be sent from the office that non-usable cars be moved out of the area. Posting and sign expense to be borne by the petitioners.
That the Board accept Mr. Wilson's resignation as president and chairman of the Board of Directors.
That the Acting Chairman call a special meeting of the Board to elect a president and chairman of the Board of Directors.
That the secretary cast a unanimous ballot on the behalf of Mr. Runnels as president.
That the secretary cast a unanimous ballot on behalf of Mr. Watkins as vice-president.
That all Board of Directors meetings be limited to two hours (with exceptions), 7:30-9:30 P.M.
To have Mr. DeRoo, the Corporation's accountant, to immediately evaluate the office procedure and advise the Board of Directors of changes to be made to make the office more efficient.
That Mr. Landisman investigate the shares and the information be brought back to the Board of Directors of his findings as soon as possible.
That a committee appointed for the annual childrens' Christmas Party be given the sum of \$250.00.

## MOTION TEXT

<p>That the Board of Directors concur with Mr. Creek's recommendations. The Corporation office to be opened from 1:30-5:30 P.M.. Mr. Creek to purchase new adding machine and check writer and assist with new office procedure. The new office hours to start January 2, 1963. Members to be notified of the change of the Corporation's office hours.</p>
<p>That the matter of the (roof) survey be turned over to the Planning Committee to check and return their findings to the Board.</p>
<p>That the president, Mr. Runnels, negotiate with the Pacific Gas and Electric Company to install the nine parking areas' lights as per their drawing No. B62 SL R7 2.</p>
<p>That the Corporation furnish the maintenance men with rain gear.</p>
<p>That Mrs. Hendricks be notified that names and addresses of the members of the Corporation not be given out to solicitors.</p>
<p>That all delinquent accounts over one month be turned over to the attorney for eviction unless satisfactory arrangements are made.</p>
<p>That Mr. Runnels be authorized to make necessary repairs of Corporation units to put them in salable condition.</p>
<p>That the president be known as President-Manager, and as manager he receive a salary of \$150.00 per month.</p>
<p>That the (insurance) bids be turned over to the Insurance Committee for review and consultation with Mr. Landisman and their findings be brought back to the Board for action.</p>
<p>That the purchasing committee ascertain how many water heaters purchased from January, 1962 and January, 1963, how many were installed. Where installed check if installed and how many water heaters on hand.</p>
<p>That all members on the delinquent list owing over one month be sent Compliant and Resolutions. The office force to be notified not to accept any partial payment by the members whom compliants and Resolutions have been sent.</p>
<p>That bids be asked of plumbing contractors for thirteen (13) new water valves installed.</p>
<p>That the office help be instructed to turn over all matters concerning the Corporation, not including in office procedure, be tunred over to the Chairman and Directors.</p>
<p>That the Corporation's Planning Committee make suggestions on changes to the Master Plan with the Board of Directors and then consult with Mr. Herberg, then follow through with amendment to conditional use permit.</p>
<p>That the six roofing contract bids be turned over to the attorney for his approval then brought back to the membership for a vote.</p>
<p>That a full report be made to the Board when this procedure of charging new members a full months' rent instead of pro-rating started and how many cases there are in the files.</p>
<p>That no unit for resale by the Corporation be held for a new member until they are screened and approved.</p>

## MOTION TEXT

<p>That since Mrs. Waldron, Secretary Treasurer, refuses to sign the contract the Board authorizes the president and the vice-president sign the roofing contract with the Tirey Roofing Company of Fair Field, California in the amount of \$48,384.00, and affix the corporate seal of the Corporation to said document.</p>
<p>That Mr. Nelson contact Mr. Sturgeon and make a survey (with regard to additional lights) and bring back recommendation to the Board.</p>
<p>That the Women's Club be allowed to use the storage room off the kitchen on a permanent basis.</p>
<p>To take out the trees (blocking a sewage line with their roots).</p>
<p>That we adopt a Complaint and Resolution against all members over one month delinquent and send all members one month delinquent a notice to pay up in full by July 1, 1963. Office to be notified no partial payments to be accepted.</p>
<p>That the office be open from 10:00 a.m. to 12 noon and from 1:15 p.m. to 5:30 p.m.; and on the first and last weeks of the month when there are two working in the office that the lunch periods be alternated so some one is in the office all the time (during lunch period).</p>
<p>That the Board get out a petition to take up to the City Council to do something to the (Atchison Village) Park (regarding dirt blown into members' yards).</p>
<p>To contact the Mosquito Abatement District for recommendations and assistance on this matter (regarding mosquitos in the village).</p>
<p>The Board grant the president the authority to hire extra help in case of any emergency.</p>
<p>The new tax assessment be turned over to the Corporation auditor for recommendation wheather or not to protest and if advised affirmative the president be authorized to do so.</p>
<p>Regarding the parking lots work was started on, that said lots be finished as far as striping is concerned; and that letters be sent to members having abandoned cars stating they are a nuisance and to get rid of them, that members are entitled to use one marked parking space per unit.</p>
<p>That the Board adopt a Complaint and Resolution against the member of Unit #617 and when a member has been served a Complaint and Resolution and does not within the ten days from the date of being served request a hearing in writing nor pay up in full that it be automatically turned over to the attorney for legal action without further action by the Board.</p>
<p>To be included in the next letter sent to the members that when members wish to make any changes regarding plumbing, electricity, or building, the members are to first get approval of the Corporation and then the required permit (s) from the City of Richmond. Failure to do so may result in expensive repercussions to the member.</p>
<p>That this money (from prospective members paying for consideration from motion e-187 from April 10, 1963) be returned to the members involved in such cases; the office informed to hold no units for any one and payment starts from the day they pay their money and pick up the keys.</p>
<p>That we let Dick's Market Softball Team use the Auditorium Saturday, November 2, 1963.</p>

## MOTION TEXT

That payments be reduced \$3.00 per month if the Corporation can stand to reduce them.
That we hire a manager and place an advertisement in the Richmond Independent, the Oakland Tribune, the San Francisco Examiner; that applications be referred to the Labor Relations Committee to go over applicants' qualifications, see how much money they expect, and bring back a recommendation to the Board.
That permission be granted to use the Auditorium as a polling place on February 11, 1964.
That we accept the services of the Woman's Club to take charge of the annual Christmas Party for the children and advance them \$250.00 to cover expenses of same. (According to usual procedure a record of expenses and receipts for same to be filed at the office after the party is held).
That each member be given credit for \$20.00 on a given month pending approval from Federal National Mortgage Association.
That we advance \$250.00 to the Adult Recreation Committee for the New Year's Dance under the usual conditions.
That the Office Employees' International Union Contract and all paper pertaining thereto be turned over to Mr. Landisman and he meet with the Labor Relations Committee to determine this matter and bring back a report to the Board.
That this letter (from the Richmond Planning Director Ernest W. Henderson regarding proposed additions to Atchison village) be turned over to the Planning Committee and Mr. Broussard be authorized to check with some draftsmen for price to obtain an aerial photo of our Village or to have some survey plan made of all buildings, sheds, fences, etc. and bring it back to the Board at a special called meeting.
That the matter of workmen's compensation for Board and committee members be dropped in accordance with the recommendation of the Insurance Committee.
That the President, Vice-President and Chairman of the Planning Committee take the necessary steps to investigate maps available through Federal Housing Authority, Federal National Mortgage Association, and the original architect; also, to contact the City of Richmond for photographic maps.
That we increase Mrs. Hendricks' salary to \$400.00 per month, and she be reinstated in the union.
That the Ground Inspection Committee inspect these trees and use their discretion as to removal; if damaging property should be removed; also a report should be made to the Board as to the Committee's decisions.
To advertise within the Village and accept applications for miscellaneous types of work from people in the Village who are out of work and if they can do this type of work their applications be considered when the need arises.
That the President and Planning Committee take these supposed "as built" plans to the City and see if that is what they want and take the necessary steps to please the City.



## MOTION TEXT

<p>That we award the contract for the off street parking strip (to be placed on West Chanslor Avenue near the end of Corporation property where it joins the Annex) to Lee J. Immel in the amount of \$1,848.00.</p>
<p>That all the information on the air pollution and discoloration be submitted to the Attorney for analysis and he be instructed to contact the three companies responsible.</p>
<p>That a letter be sent to the Richmond Planning Department stating we would like to delete from the Master Plan all carports and let members build sheds and fences with the approval of the city.</p>
<p>That the Board not be polled for any other reason except to call a special meeting for the Board of Directors.</p>
<p>That all applicants for membership be charged a \$2.00 fee for checking a credit rating; with the exception of those covered under Motion E-26, June 17, 1962 (F.M.V.) Commencing April 10, 1964.</p>
<p>That Mr. Runnels appoint a committee to look into this (a lighted sign to be installed somewhere in front of the Administrative Building telling when and where a Board Meeting was to be held) and make a brief sketch and bring it back to the Board. The committee be given the power to act unless they run into serious difficulties.</p>
<p>That the Board accept the "Resolution" (Be it Resolved that the President of this corporation is hereby authorized and directed to file an application with the Department of Investment, Division of Corporation, of the State of California, for a permit authorizing the sale of two hundred (200) memberships in this corporation at a price of one dollar (\$1.00) per membership over a period of two (2) years) as presented by Mr. Landisman.</p>
<p>That members who have bought units through fair market will accept all conditions inside the units through fair market will accept all conditions inside the unit as is, except general repairs that have been stipulated by the Corporation.</p>
<p>That a letter be sent to every member stating that sheds, remodeling and fences must have a permit with the City and the Corporation before any work commences.</p>
<p>That all male employees be required to keep an accurate time and material log in conjunction with their work orders and that a complete material inventory be taken of our maintenance shop.</p>
<p>That we obtain bids on an aerial map and turn this over to the Board. These will be closed bids to be opened before the Board of Directors.</p>
<p>That any purchase of One Hundred Dollars (\$100.00) and over, unless it be an extreme emergency like a broken water line, be approved by the Board of Directors before being purchased. The maintenance man is to make a list of items needed.</p>
<p>That this Board go on record saying that the parking lots are to be laid out and marked off with the numbers of the unit accordingly. Each unit will have a place for their car. Mr. Runnels is to accompany the Fact Finding Committee when the marking of the parking lots is done. Discussion followed as to the advisability of obtaining "11.68.010" signs to be posted in various parkign lots.</p>

## MOTION TEXT

<p>That no applicant filing an application will be charged Two Dollars (\$2.00) until they are screened for a unit.</p>
<p>That it will not be necessary to screen members transferring from one unit to another who have been members of the Village two (2) years or more.</p>
<p>That we accept Mr. Conner's recommendation and purchase all future supplies of gas and oil for the Corporation trucks from Herm's Shell Service Station, 10th and Barrett Avenue., Richmond, California.</p>
<p>That the Labor Relations Committee be given permission by the Board of Directors to reopen the labor contract with the Office Workers' Union to have included in the contract a starting salary for employees with a graduated pay increase until the full salary is reached.</p>
<p>That the open accounts list on the office bulletin board be marked daily as they are paid.</p>
<p>That we have the regular Board of Directors' meeting on the second Monday night of each month.</p>
<p>That the office does not deduct property tax from the veterans' checks.</p>
<p>That a survey sheet be carried throughout the Village and taken to the members for their opinions on the colors of the exterior paint of the buildings.</p>
<p>That we increase the right to hold back ten percent (10%).</p>
<p>That the firm of E. F. Moran and Associates be hired to begin the audit March 2, 1965. That the audit go back five (5) years, but if sufficient discrepancies or irregularities are found to warrant it, that the audit go back to the beginning of this Corporation.</p>
<p>That the Board hereby delegates Mr. Ausherman, President, or in his absence, Mr. Carl Wagner, Vice President, to carry out this order of the Board. That the Board instructs Mrs. Hendricks (as an employee of this Corporation) to release immediately all the records of this Corporation (financial and otherwise) as might be needed for the audit by Mr. Moran &amp; Company. The Board also instructs all employees of this Corporation to cooperate fully with the auditors. Failure on the part of any of our employees to comply with this order of the Board (who represent the members of this Corporation) shall constitute just cause for dismissal on grounds of willful insubordination.</p>
<p>That we abide by the By-Laws as they so state, i.e., the President, Vice President and Secretary-Treasurer sign checks as trustees for withdrawals of money from the savings and loan association accounts.</p>
<p>That we have a question and answer box (suggestion box) put in the office for any members that have questions for the Board or President. The questions would be answered at a meeting or through a letter.</p>
<p>That all surplus monies be set aside as a special reserve in compliance with Article 20 of the Deed of Trust. This reserve account to be maintained after completion and payment of the painting contract.</p>
<p>That the Board abide by the regulations that there will be no metal buildings. A letter to be sent to the member to this effect.</p>

## MOTION TEXT

That we continue with eight (8) paid holidays for the office employees and Admission Day be substituted for Veterans' Day as a paid holiday to coincide with the maintenance men, as recommended by the Labor Relations Committee.
That the Board concur with the recommendation of the Labor Relations Committee- that if any employee does not take out a hospital plan then the Corporation will not pay the cash reimbursement in the amount of \$13.19 per month.
That permission be given to Mrs. Snyder to use the Teen Center every Tuesday evening 4:00 P.M. to 5:00 P.M. for the meetings of her Cub Scouts.
That Article III, Section 5 of the By-Laws be clarified by the Corporation attorney as to whether or not there is an implication that if any one person selects the committees it should be the Board.
IF A MEMBER IS FOUND TO BE AT FAULT FOR DRYROT DAMAGE, THE CORPORATION WILL MAKE REPAIRS AND MEMBER MAY MAKE PAYMENTS.
That a survey be made as follows: 1. A leaflet be sent to each member on improvements to be returned within a limit of two weeks. 2. When these forms are returned to the office, they be submitted to Mr. McDougall so he will draft a rough sketch including these proposals to see what the Village looks like. 3. At Mr. McDougall's advise during his report, he will make observations as to the feasibility or otherwise of the requirements. 4. That in case there is a conflict of desire and feasibility he will contact the individual member to suggest some changes on the improvements planned.
DISTRIBUTE MONTHLY NEWSLETTER DESCRIBING ACTION OF THE BOARD.
IF AV IS FORCED TO COLLECT DELINQUENT FEES, MEMBER WILL BE REQUIRED TO PAY COLLECTION EXPENSES.
UPON SECOND OCCURRENCE OF DELINQUENCY OF 60 DAYS, LEGAL ACTION TO BE INSTITUTED AGAINST THE MEMBER, UNLESS IT IS A HARDSHIP CASE.
PROTECTIVE GEAR PROVIDED BY AV TO PREVENT DAMAGE TO CLOTHING OF MAINTENANCE MAN.
ALL RESIGNATIONS FROM THE BOARD OF DIRECTORS MUST BE SUBMITTED IN WRITING.
MINUTES MUST INCLUDE THE MAKER AND SECOND TO THE MOTION, THE RESULT, AND ONLY WHAT IS DISCUSSED BY DIRECTORS ON MOTIONS.
DIRECTORS MUST GET APPROVAL OF THE MAJORITY OF THE BOARD TO HIRE RELATIVES, TEMPORARY OR PERMANENT.
TAPE RECORD MEETINGS FOR USE BY SECRETARY, TO BE KEPT UNTIL MINUTES ARE APPROVED AT NEXT MEETING.
CHANGE AMOUNT OF PETTY CASH FROM \$50.00 TO \$250.00.
NO MORE THAN 2 CATS OR 3 DOGS.
ANYONE WISHING TO SPEAK AT BOARD MEETINGS MUST STEP TO PODIUM TO BE RECOGNIZED.
ANY REPLACEMENT OF WATERLINES SHALL BE COATED WITH TAR.

**MOTION TEXT**

PURCHASE THREE (3) ENGRAVERS FOR MARKING AND KEEP IN OFFICE.
DEPOSIT OF \$50.00 REQUIRED FOR CLEANING THE HALL.
ALL MEMBERS SHALL GET THE SAME MAINTENANCE EVEN THOUGH THEY HAVE REMODELED THE KITCHEN AND/OR BATH, INCLUDING NORMAL ELECTRICAL WIRING AND ALL STANDARD PLUMBING, EXCLUDING WASHERS, DRYERS, DISHWASHERS, DISPOSALS.
DOGS AND CATS SHOULD BE TIED UP AND EXCESS NUMBER OF PETS TO BE CONSIDERED A NUISANCE.
RE-ESTABLISH HALL FUND. MONEY FROM RENTAL OF HALL, KEPT IN SEPARATE ACCOUNT TO MAKE REPAIRS.
POLICY OF TAKING 1 WEEK OF EVALUATING BIDS.
ABANDONED CARS WILL BE REMOVED AT OWNER'S EXPENSE 30 DAYS FROM DATE OF NOTIFICATION. Rescinded 4/9/14
AV WILL NO LONGER FURNISH COOKSTOVES.
THE BY LAWS COMMITTEES STATEMENT OF POLICY BE RE-ACTIVATED.
MEMBERS MUST COME TO OFFICE TO SECURE PERMIT TO MAKE ALTERATIONS OF ANY TYPE TO THEIR UNITS.
IF MEMBER HAS CHANGED FROM ORIGINAL PLUMBING, WIRING AND STRUCTURE AND IF CORP. HAS PARTS THEY WILL BE REPLACED. IF CORP. DOES NOT HAVE PART, OWNER CAN BUY AND MAINTENANCE WILL REPAIR. A.V. WILL REPAIR.
A UNIT FOR SALE SHALL HAVE A MANDATORY INSPECTION AND THE MAINTENANCE MAN SHALL BE A MEMBER OF THE TEAM.
REQUEST BY CREDIT UNION TO ENLARGE THEIR OFFICE WAS GRANTED.
AMENDMENT TO BYLAWS REDUCING THE QUORUM FROM 20% TO 14% FOR GENERAL MEETINGS FOR THE TRANSACTION OF BUSINESS BE ACCEPTED.
MEMBERS HAVING RENTED AUDITORIUM MUST FURNISH OWN INSURANCE AND NAME AV AS JOINT INSURED.
A SIX (6) FOOT CYCLONE FENCE BE INSTALLED FROM WEST CHANSLOR O
A SIX (6) FOOT CYCLONE FENCE BE INSTALLED FROM WEST CHANSLOR TO WEST BISSELL.
PURCHASE OF NEW 'KING ROOTER II' WITH AUTOMATIC FEED, EXTRA CUTTERS, AND EXTRA CABLE.
MEMBERS MUST MAINTAIN TOOL SHEDS, FENCES, YARDS OR AV EILL TAKE WHATEVER ACTION NECESSARY.
ALL UNSIGNED LETTERS TO THE BOARD WILL NOT BE READ INTO THE MINUTES OF THE MEETINGS.
NO NON-RESIDENTS WILL BE ALLOWED TO ATTEND A.V. BOARD MEETINGS.
TO TERMINATE DEROO & ASSOCIATES AS A.V. ACCOUNTANTS, EFFECTIVE IMMEDIATELY.

**MOTION TEXT**

EXTEND GRACE PERIOD ON FEES TO THE 15TH OF THE MONTH.
PARKING ON LAWNS AND ALL VEHICLES 1ST OFFENSE WARNING LETTER. 2ND OFFENSE CITATION \$25.00 FINE, 3RD \$50.00, DOUBLE EVERY OFFENSE THEREAFTER.
FONG & FONG TO ATTAIN ALL A.V. RECORDS/DOCUMENTS FROM DEROO.
VEHICLES WITH NO TAGS OR EXPIRED TAGS TO BE SENT A 5 DAY NOTICE TO COMPLY OR CARS WILL BE TOWED. Rescinded 4/9/14
FEES FOR C&R BE INCREASED TO \$5.00 EACH, EFFECTIVE IMMEDIATELY.
EFFECTIVE 04/10/93 A 10% PENALTY OF TAX AMOUNT DUE WILL BE ADDED TO ASSESSMENT DUES.
BOARD MEMBERS ABSENT FROM MORE THAN THREE REGULAR MEETINGS WITHIN 1-12 MONTH TERM WILL CONSTITUTE AN AUTOMATIC RESIGNATION.
MAXIMUM TIME ANY ONE MEMBER CAN SERVE AS PRESIDENT/VICE PRESIDENT SHALL BE LIMITED TO TEN ANNUAL TERMS OR PARTIAL TERMS.
ABSENTEE BALLOTS APPROVED FOLLOWING GUIDELINES BY STATE OF CALIFORNIA.
ADOPT ARTICLE 1 SECTION 7B RE: MEMBERSHIPS NOT TRANSFERABLE.
THE BEFORE CHRISTMAS, DECEMBER 24 WILL BE HOLIDAY FOR EMPLOYEES. AMENDED POLICY EMPLOYEE HAND BOOK JULY 1994.
MAXIMUM NUMBER OF RESIDENTS PERMITTED PER UNIT IS 2 PER BEDROOM, PLUS ONE OTHER.
EMPLOYEE HANDBOOK APPROVED BY ATTORNEY FONG.
AVMHC NOT TO PAY ATTORNEY FEES FOR MEMBERS PERSONAL USE.
NO USE OF AVMHC AUDITORIUM FOR RELIGIOUS SERVICES.
DISALLOW SERVING OF LIQUOR IN AUDITORIUM UNTIL FURTHER NOTICE FROM INSURANCE COMPANY. SEE INSURANCE H-104 (1/12/94).
INCREASE RENT TO CREDIT UNION TO \$175.00 PER MONTH, EFFECTIVE 1/1/94.
AMEND HALL RENTAL RULES TO INCLUDE A DEPOSIT CHECK AT TIME OF APPLICATION, 15 DAYS IN ADVANCE, TO GIVE CHECK TIME TO CLEAR BANK.
AMEND HALL RENTAL RULES TO INCLUDE A DEPOSIT CHECK AT TIME OF APPLICATION FORM 15 DAYS IN ADVANCE.
INCREASE RENT TO CREDIT UNION TO \$175.00 PER MONTH, EFFECTIVE 1/1/94.
MARK OFF STREET PARKING LOTS BY UNIT NUMBER.
SEND LETTERS TO ALL UTILITY SERVICES. NO HOLES IN SIDING UNLESS THEY HAVE AVMHC APPROVAL. ALSO SEND NOTICE TO MEMBERS.
MEMBERS RESPONSIBILITY TO INSTALL PUMP UNDER UNIT WITH STANDING WATER.
CATEGORIZE COMMUNICATIONS INTO TWO TYPES, MEMBER AND NON-MEMBER.

**MOTION TEXT**

ACCEPT BIDS FOR MAJOR AVMHC PROJECTS REQUIRING SUBSTANTIAL EXPENDITURES, IN DOUBLE SEALED ENVELOPES. OPEN ALL BIDS AT SAME TIME.
NO LONGER EXTERMINATE FOR ROACHES.
SHOULD THE CITY INSTALL IRON GATES ACROSS BISSELL AND CHANSLOR STREETS AT THE AV PROPERTY LINE, CLOSED TO ALL BUT EMERGENCY TRAFFIC.
REQUEST CITY TO INSTALL GATES ACROSS BISSELL AND CHANSLOR STREETS.
TO RETAIN FUNDS FROM SALE OF UNITS REPOSSESSED BY AVMHC, AFTER EXPENSES HAVE BEEN DEDUCTED, IN A SEPARATE INTEREST-BEARING ACCOUNT FOR TWO YEARS UNLESS CLAIMED BY THE SURVIVING MEMBER OR ESTATE.
RETAIN FUNDS FROM SALE OF UNITS REPOSSESSED BY A.V. AFTER EXPENSES HAVE BEEN DEDUCTED, IN A SEPARATE INTEREST ACCOUNT FOR 2 YEARS UNLESS CLAIMED BY SURVIVING MEMBER OR ESTATE. AFTER 2 YEARS, THESE FUNDS WILL BE RETURNED TO A.V.
DISALLOW SERVING OF LIQUOR IN AUDITORIUM UNTIL FURTHER NOTICE FROM THE INSURANCE CO.
NOTIFY MEMBERSHIP TO KEEP GUTTERS AND STORM DRAINS CLEAR OF DEBRIS TO AVOID FLOODING AND WATER DAMAGE TO BUILDINGS.
ESTABLISH COMMITTEE OF BOARD AND NON-BOARD MEMBERS TO REVISE AND UPDATE THE MASTER PLAN.
MEMBERS CANNOT MAKE MONTHLY PAYMENTS (FEES) FOR MORE THAN 3 MONTHS IN ADVANCE.
AUTHORIZE THE ATCHISON VILLAGE NEIGHBORHOOD COUNCIL MEETING THE THIRD WEDNESDAY OF EACH MONTH-BEFORE THE CRIME WATCH MEETING.
MEMBERS WILL REPLACE ORIGINAL FIXTURES WHEN AVMHC NO LONGER HAS THE PARTS AVAILABLE. AVMHC MAY ACCEPT RETURN OF ORIGINAL EQUIPMENT FROM MEMBERS WHO REPLACE THEM.
IF YARDS ARE NOT MAINTAINED A LETTER WILL BE SENT TO THE MEMBER, IF YARD IS DONE BY MAINTENANCE THEY WILL BE BILLED.
SEND NOTICE TO ALL MEMBERS RE: PARKING REGULATIONS INCLUDING CONSEQUENCES OF VIOLATIONS.
NEW CONTRACT WAS ADOPTED ON 7/10/96 (MUTUAL OWNERSHIP).
TO START PROGRAM OF REGULAR INSPECTIONS OF UNITS AS PERMITTED BY ARTICLES/MUTUAL OWNERSHIP CONTRACT.
ONCE APPROVED, AS LONG AS MEMBERSHIP IS IN GOOD STANDING THEY SHALL NOT BE SUBJECT TO A CREDIT CHECK OR JOB CHECK IF THEY TRANSFER UNITS.
ACCEPT RESOLUTION CLARIFYING PAYMENT OF REAL ESTATE TAXES WHICH AMENDS MUTUAL OWNERSHIP CONTRACT.

## MOTION TEXT

TO IMPOSE LATE CHARGES FOR FEES UNPAID AFTER THE 15TH OF THE MONTH AT 10% 12% INTEREST PER ANNUM THEREAFTER. CHARGE \$20.00 FOR EACH RETURNED CHECK FOR NON-SUFFICIENT FUNDS: DISCONTINUE THE \$30.00 CHARGE FOR THE C&R FOR LATE FEES.

TO ACCEPT DRAFT OF NEW MEMBERSHIP CONTRACT FROM ATTORNEY FONG WITH NOTED TYPOGRAPHICAL CORRECTIONS NEEDED AND THAT A COPY BE MADE AVAILABLE FOR VIEWING IN THE OFFICE.

In Article II, Section 1, the first sentence read, " Regular meeting of the Members shall be held within the fourth week of each month such time and place as may be designated by the board of Directors" instead of, "Regular meeting of the Members shall be held on the third Wednesday of each month at such time and place as may be designated by the Board of Directors".

Article 3, section 12 be accepted.

Article XVI, section 2 be accepted.

TO FOLLOW CORPORATION CODE 7512 RE: QUORUM: THAT A MAJORITY OF A QUORUM IS REQUIRED TO APPROVE AGENDA BUSINESS AT ANNUAL MEMBERSHIP MEETINGS.

TO MAKE THE TIME PERIOD SIX MONTHS FROM TIME OF NOTICE TO COMPLETE ANY REPAIR OR LEGALIZE EXISTING ALTERATIONS, ANY NOTICES SENT PRIOR TO THIS DATE SHALL USE JULY 9, 1997 AS DAY 1.

ALL UNSIGNED LETTERS TO THE BOARD WILL NOT BE READ INTO THE MINUTES OF THE MEETINGS.

TO KEEP CORRESPONDENCE FROM MEMBERS RE: FINANCIAL OR SENSITIVE ISSUES CONFIDENTIAL AND DISCUSS IN EXECUTIVE SESSION ONLY. UNLESS A MEMBER REQUESTS OTHERWISE.

TO DELETE 20% SURCHARGE FROM MEMBERS BILLINGS FROM THIS DAY FORWARD.

IF CORP. HAS EMPTY UNIT AND A MEMBER IS HAVING WORK DONE ON THEIR BATHROOM, MEMBER CAN CHECK OUT KEY AND USE BATHROOM FOR SHOWERING ONLY. MEMBER WILL BE RESPONSIBLE FOR CLEANING.

TO ESTABLISH POLICY FOR SEALED BIDS TO BE OPENED AT REG. BOARD MEETINGS WHEN SELLING MEMBERSHIPS OWNED BY THE CORP.

ALL UNITS NOT INSPECTED WITHIN THE LAST FIVE YEARS SHALL SYSTEMATICALLY BE INSPECTED BEGINNING WITH THE 100 BLOCK. ANY HAZARD OR ANYTHING DETRIMENTAL TO THE SOUNDNESS OF THE BUILDING MUST BE CORRECTED IN 6 MONTHS.

ALLOW RICHMOND POLICE PERMISSION TO PATROL COMMON AREAS AND PARKING LOTS SHOULD THEY NEED TO IN ORDER TO INVESTIGATE OR PURSUE.

MEMBERS ARE NO LONGER ALLOWED TO REMOVE TABLES AND CHAIRS FROM THE HALL AND SURROUNDING AREA.

**MOTION TEXT**

ANY MEMBER WHO DOES NOT HAVE AN ASSIGNED PARKING SPACE MAY REQUEST A SPACE FROM THE PARKING COMMITTEE FROM ALL UNASSIGNED SPACES IN THE VICINITY OF THE MEMBERS UNIT. THAT PARKING SPACE WILL BE ASSIGNED TO THAT MEMBER.
ANY MEMBER WHO PARKS OR ALLOWS TO PARK ANY UNREGISTERED VEHICLE IN A TEMPORARILY ASSIGNED SPACE OR WHO USES THAT SPACE TO WORK ON A VEHICLE WILL LOSE THAT PARKING SPACE IMMEDIATELY.
NO VOTE OF REIMBURSEMENT FOR MEMBERS WHO HAVE UPGRADED THEIR UNITS UNTIL THE BUILDINGS NEEDING UPGRADING ARE COMPLETED.
ESTABLISH A DAVE DEFORREST LIASON, TO SUBMIT ALL FUTURE LETTERS TO THE FACT FINDING COMMITTEE.
THAT IF POSSIBLE THE FIRST ELECTRICAL UPGRADES WILL BE TO BUILDINGS REQUIRED TO OBTAIN PERMITS.
SECTION 9C OF THE CONTRACT STATES THAT MEMBERS ASSUME RESPONSIBILITY FOR ALL INTERIOR DECORATING. SINKS AND TUBS WILL ONLY BE RESURFACED WHEN IT IS NEEDED TO MAINTAIN THE INTEGRITY OF THE FIXTURE--AT THE DISCRETION OF THE BOARD.
BEGIN BUDGETING MONEY TO CUT DOWN ACACIA TREES AND REPLANT OTHER TYPES OF TREES AS REQUIRED BY THE CONDITIONAL USE PERMIT.
FUNDS DESIGNATED FOR TREES SHALL BE USED IN THE FOLLOWING MANNER. 1 PRUNING, FERTILIZING, AND OTHERWISE MAINTAIN EXISTING TREES.
In regard to operative/inoperative/abandoned vehicles, it is the policy of Atchison Village to adhere to the City of Richmond's Municipal Code (Chapter 11.76. Drvyopmd 11.76.030 amd 11.76/130)
solicit bids for planting trees upon sites where trees have been cut down by AVMHC in 1999
solicit bids from electrical consultants to draw up specifications for electrical service connections for Atchison Village's one, two, and three bedroom units
solicit bids to have the exterior stucco and trim of the entire office complex painted
the change in the contract relative to heaters and water heaters should be placed on the May ballot to enable general members to vote on this provision
Accept the insurance coverage for Atchison Village provided by Bay Risk at a cost of \$63,484.00 from 2/14/00-2/14/01
Karen Skowronek, President, will sign the LSA contract based upon Attorney Fong's approval
Rescind Motion No. 12089905 to impose a three percent monthly increase in membership fees
Accept the emergency estimate from Myles Davis Elec. In the amount of \$3,484.00. Amendment: If Hansen Elec. Transmits its estimate tonight, and it is lower than Myles Davis Elec's. estimate, the lowest estimate will be accepted. Otherwise, accept the estimate from Myles Davis.
Solicit bids for repaving Collins Court
Rescind the blanket motin to remove listed trees: ie. Motion No. RE10139903



**MOTION TEXT**

Rescind the moratorium on tree removal which was subsequently made
Remove the tree at 18 West Bissell Ave. per the arborist's recommendation
Cut the remaining tree at 8 West Bissell Av.
accept the lowest bid for planting trees from Joel Banducci Landscape in the amount of \$120.00 per tree, totalling \$1,680 for fourteen trees on the list of seventeen
hire an electrical engineer on an hourly basis (with a \$2000.00 limit on consulting services) to provide professional advice to the board of directors in regard to the following: a. uniform electrical specifications for service connections, b. electrical contractor selection/bid review process
approve the attached vinyl siding purchase by Henry Bergstrom for Atchison Village in the amount of \$1,376.94
Carl Hugues will write an emergency electrical and plumbing repair procedure which will be presented at next month's regular session
AN AUTOMATIC COST OF LIVING INCREASE FOR EMPLOYEES SHALL BE ENACTED ANNUALLY ON APRIL 1, COMMENCING THE YEAR 2000. THIS INCREASE SHALL BE BASED ON SOCIAL SECURITY.
to accept Jon Gordon's resignation
to accept bid by Avila Paving Company to resurface Collins Court for the amount of \$19,110.00
to issue check per Mr. Fong's letter (dated April 12, 2000) in the amount of \$30,450.00 to the R. Bartke Trust Account
to accept resignation of Shirley Ochala with notation thanking her included
to find a new attorney. It is moved that select Members of the Board, aided by Members-at-Large who are knowledgeable in the field of Law, research and report back to the Board at May's General Meeting, at least three bids for new legal representation of AVMHC, to replace the firm of Fong and Fong by June 1, 2000
requiring individual staff to attend the Executive Sessions for informational purposes, as requested by officers of the Board of Directors
that a pager & service shall be purchased for the head of Maintenance and designated employees. Board of Directors shall be provided with the pager numbers so that they can contact maintenance personnel during non-business hours
to develop a disclosure form that goes along with a transfer of membership
TO HAVE PARKING LOT MARKED WITH UNIT NUMBER AND/OR SPACE NUMBER.
THAT THE RICHMOND POLICE ARE GIVEN PERMISSION TO ENFORCE CITY CODES APPLYING TO ABANDONED, WRECKED, DISMANTLED OR INOPERATIVE, VEHICLES IN ATCHISON VILLAGE AFTER CONTACTING MEMBERS.
to send a response to the two members re flooding problems stating that problem is being addressed by the Board and that the Board is working on ways to resolve the problem

**MOTION TEXT**

to provide \$400 to cover expenses for AV Community Day and that any monies not used to be returned to the corporation
to rescind "motion RE06140017 to discontinue reproducing fliers (for Social Club, Neighborhood Council, etc.) at AV expense"
to file fax from Fong dated 6/13/00 re judge's decision on DeForrest lawsuit
to get a prioritized list of worst drainage problems in AV from maintenance personnel
to buy a security door and to have AV maintenance personnel install it (between Hall kitchen and pantry)
to accept bid by Champion in the amount of \$126,557 to replace water lines in Block 5
to accept bid from Champion of \$2,101 to replace approximately 20' of 6" sewer line near Collins Court
to accept bid from A Morgan Interior in the amount of \$1,468.83 for drapes and lining with the contingency that drapes are fire retardant, hanging/stringing to be included, and if there is a warranty
TO CONTINUE SERVING REFRESHMENTS AT REGULAR MEETINGS.
THAT THE BOARD RESPONDS TO ALL LETTERS THAT ARE READ AT THE REGULAR MEETINGS. LETTERS SHOULD THANK MEMBERS FOR THEIR CORRESPONDENCE, EXPLAIN WHAT ACTION WAS TAKEN, AND STATE THAT LETTER WILL BE ATTACHED TO THE MINUTES.
to purchase replacement trees (Dwarf Magnolia's) for the trees that have been cut on West Bissell
to purchase 10 signs that state "Permit Parking Only" - not to exceed \$200
to accept bid from Interactive, in the amount of \$500, to get ideas as to how to fix drainage problems
TO SET 01/01/01 AS CUT OFF DATE TO REMOVE RECYCLE BINS FROM THEIR FRONT YARDS.
THAT EVERY MEMO THAT COMES OUT OF THE OFFICE BY ANY AV EMPLOYEE BE SIGNED AND DATED. IF NOT, THE MEMO WILL BE RETURNED TO THE OFFICE MANAGER FOR CORRECTION.
TO ACCEPT ONLY CHECK/MONEY ORDERS MADE PAYABLE TO AV FOR THE AMOUNT OF MONIES DUE. A.V. WILL NO LONGER CASH PERSONAL CHECKS. MOTION EFFECTIVE AS OF 4/1/01. NOTICE TO GO OUT IN NEWSLETTER.
TO HIRE AN EMPLOYEE PRIMARILY FOR THE PURPOSE OF PAINTING AND OTHER DUTIES AS ASSIGNED. YEARLY SALARY FOR THE NEW EMPLOYEE OR EMPLOYEES FOR 2001 LIMITED TO \$26000. ALLOTTED FOR THIS PURPOSE IN 2001 BUDGET AND \$7000
TO BEGIN CONTRACTING OUT BATHROOM WORK (MAJOR REPAIRS, REMODELLING?) TO HAVE WORK DONE QUICKLY AND CORRECTLY IN ORDER TO REDUCE THE NUMBER OF HOURS OF THE AV CARPENTER ON BATHROOMS.

**MOTION TEXT**

TO CREATE A POSITION FOR A MEMBER TO ASSIST THE BOARD IN DOCUMENTING PARKING VIOLATIONS AND CHANGES TO UNITS WHICH REQUIRE PERMITS: TO SUPPLY THIS VOLUNTEER WITH A POLAROID CAMERA, FILM AND A NOTEBOOK.
TO REQUIRE EVERY INSPECTION REPORT AND EVERY PERMIT REQUEST FOR THE CONSTRUCTION OR LEGALIZATION OF A FENCE FOR AN END UNIT TO HAVE A PHOTOGRAPH OF A FENCE OR PROPOSED LOCATION OF THE FENCE ATTACHED.
TO REQUIRE EVERY INSPECTION REPORT AND EVERY PERMIT REQUEST FOR THE CONSTRUCTION OR LEGALIZATION OF A FENCE FOR AN END UNIT TO HAVE A PHOTOGRAPH OF THE FENCE OF PROPOSED LOCATION OF THE FENCE ATTACHED.
THAT AN AV PERMIT IS VALID FOR A PERIOD OF SIX MONTHS WITH AN OPTION OF APPLYING FOR A SIX MONTH EXTENTION FROM THE DATE OF THE PAPERS ARE RETURNED. CHANGES NOT YET COMPLETED AFTER THAT PERIOD OF TIME MUST BE RE-SUBMITTED TO THE BOARD FOR APPROVAL.
send a letter to member, unit 366, declining her request to have the Corporation remove the tree stump in question.
that any member with a satellite dish attached to their unit will receive a 15 day Removal and Repair Notice. Any member who fails to comply with the notice will be fined \$25.00 for the first month - including repair costs - and doubling each month thereafter.
to distribute to members, legible copies of the original AV map used by the office. The map will show the block numbers and parking lot numbers. Copies will also be provided to emergency agencies.
raise the Credit Union's portion of the PG&E bill from \$37/month to \$60/month effective next month. A letter will be sent to the Credit Union informing them that the new rates are to be effective next month.
REQUIRING INDIVIDUAL STAFF TO ATTEND THE EXECUTIVE SESSIONS FOR INFORMATIONAL PURPOSES, AS REQUESTED BY OFFICERS OF THE BOARD OF DIRECTORS.
THAT WHEN AN INFRACTION (CODE VIOLATION, WORK DONE WITHOUT A PERMIT) IS BROUGHT TO THE BOARD'S ATTENTION PRIOR TO A SCHEDULED INSPECTION, THE BOARD MUST GRANT APPROVAL FOR AN INSPECTION FOR THE VIOLATING UNIT OUT OF THE SEQUENCE. THIS SHOULD BE DONE FOR THE SAFETY AND PROTECTION OF THE VILLAGE.
TO SEND OUT 30 DAY REMOVAL NOTICES TO MEMBERS THAT HAVE (SATELLITE) DISHES ATTACHED TO THE BUILDINGS/ROOFS.
TO ADOPT THE EMPLOYEE HANDBOOK AS MOST RECENTLY SUBMITTED.
THAT AV ALLOW SIDE FENCES TO REMAIN WHEN A UNIT CHANGES OWNERSHIP. THAT AV, UPON THE COMPLETION OF THE MASTER PLAN, SHALL HAVE THE RIGHT TO REVIEW SAID FENCES AND MEMBERS HAVE A GRACE PERIOD TO MAKE SUCH CHANGES.

## MOTION TEXT

THAT ALL COMMUNICATIONS FROM THE ATTORNEY BE DISTRIBUTED TO THE ENTIRE BOARD AS SOON AS THEY ARRIVE. THAT ALL INSTRUCTIONS AND/OR DIRECTIONS GIVEN TO THE ATTORNEY ARE ONLY VALID IF SUPPORTED.
THAT THE BOARD VOTE TO APPROVE THE APPLICATION/NOMINATION TO THE NATIONAL REGISTER OF HISTORICAL PLACES.
THAT ALL FENCES THAT ARE LISTED ON A-2 OF THE MASTER PLAN SURVEY RESULTS BE ACCEPTED BY AV (DOG-EARRED/SCALLOPED, WOOD LATICE TOPPED. BLACK WROUGHT IRON, LIVING FENCES. OPEN FENCES WITH VEGETATION, WHITE PICKET, CHAIN LINK AND FIBER.
THAT AV ACCEPT SIDE FENCES WITH A STANDARD TO BE DETERMINED BY THE NEW MASTER PLAN.
TO REQUIRE THAT A SECURITY GUARD BE AT THE HALL WHEN IT IS RENTED AND ALCOHOL IS SERVED.
TO SET FEES FOR THE AUDITORIUM/HALL. THE NEW FEES, WILL ALLOW PICK-UP OF THE KEY FRIDAY FOR SETUP AND DECORATIONS, IS AS FOLLOWS \$150.00 UP TO 6:00 P.M. ON THE DAY OF THE EVENT, WITH NO LIVE MUSIC OR DJ EQUIPMENT. \$250.00 UP TO 6:00 P.M.
THAT IF THE AUDITORIUM/HALL IS AVAILABLE, ANY DECEASED ATCHISON VILLAGE MEMBER'S FAMILY OR FRIENDS CAN REQUEST USE OF THE AUDITORIUM. THE NORMAL DEPOSIT WHICH IS \$250.00 IS REQUIRED IF THE AUDITORIUM/HALL IS LEFT CLEAN THE DEPOSIT WILL BE REFUNDED AFTER THE INSPECTION.
START BUDGET REVIEWS IN SEPTEMBER/OCTOBER OF THE YEAR IT IS DUE.
THAT THE OWNER RESIDENT IS RESPONSIBLE FOR ANY CORRECTIONS TO ELECTRICAL AS A RESULT OF ABUSE TO CURRENT WIRING. AV WILL PAY FOR THE RELOCATION OF THE NEW PANEL BOXES WHERE THEY CANNOT REMAIN IN THEIR CURRENT LOCATIONS BECAUSE OF CODE REGULATIONS.
THE OWNER RESIDENT IS RESPONSIBLE FOR ANY CORRECTIONS TO ELECTRICAL AS A RESULT OF ABUSE TO CURRENT WIRING. AV WILL PAY FOR THE RELOCATION OF THE NEW PANEL BOXES WHERE THEY CANNOT REMAIN IN THEIR CURRENT LOCATIONS BECAUSE OF CODE.
TO SEND LETTERS TO MEMBERS WITH SATELLITE DISHES--ONCE THE ADDRESSES ARE OBTAINED BY COLIN PIPER AND TURNED INTO THE OFFICE--TO HAVE THE SATELLITE DISHES REMOVED WITHIN 30 DAYS, AND IF NOT, THE BOARD WILL HAVE THE MAINTENANCE PERSONNEL REMOVE THE SATELLITE DISHES.
THAT AV WILL REQUIRE ITS MEMBERS TO INCLUDE COMPLETE ADDRESSES, UNIT NUMBERS, PHONE NUMBERS AND NAMES IN LETTERS TO THE OFFICE. OFFICE WILL ADD ANY INFORMATION NOT LISTED.
TO MAKE THE 'KICK OUT' BARS THE STANDARD FOR AV IN THE FUTURE AND IN THE FUTURE, THE BARS WILL NOT ENCROACH ON THE VINYL SIDING.
THAT NO MEMBERSHIP BUSINESS BE CONDUCTED DURING THE ELECTION MEETING WHILE THE BALLOT COUNTERS ARE BUSY COUNTING.

**MOTION TEXT**

THAT THE CRIME WATCH BE ALLOWED USE OF THE CORPORATION HALL WITHOUT CHARGE FOR THE NEXT YEAR.
TO ALLOW THE BOARD OF DIRECTORS USE OF THE CORPORATION HALL WITHOUT CHARGE FOR AT THE END THE TERM FOR A YEAR-END PARTY OF THE BOARD MEMBERS IN OFFICE AT END OF THE YEAR.
THAT THE SOCIAL CLUB BE ALLOWED USE OF THE CORPORATION HALL WITHOUT CHARGE FOR THE NEXT YEAR FOR THE FOLLOWING FUNCTIONS: HALLOWEEN PARTY, SENIOR LUNCH, CHRISTMAS PARTY AND OTHER FUNCTIONS.
THAT VICKI SAWICKI START A 'LIGHTING PROJECT FOR THE PARKING BAYS IN AV' AND TO GO TO THE CITY COUNCIL TO APPEAL FOR THEIR HELP IN GETTING LIGHTS PUT UP IN AV.
TO SEND A FLYER TO ALL MEMBERS REGARDING THE CITY CODE ON SLEEPING IN OR USING SHEDS AND OTHER OUTSIDE DETACHED STRUCTURES AS A MAIN RESIDENCE. THOSE KNOWN TO BE IN VIOLATION WILL HAVE THEIR LETTER SENT TO THEM VIA REGISTERED MAIL.
TO ADOPT THE NEW HALL POLICY CHANGES AS SUBMITTED BY NANCY FULLER.
TO MAKE IT EXPLICIT IN THE SCREENING PROCESS THAT SATELLITE DISHES OR ANTENNAES ARE NOT TO BE ATTACHED TO THE ROOFS. LETTER WILL ALSO BE SENT TO MEMBERS STATING THAT ATTACHMENTS TO THE ROOFS ARE NOT ALLOWED.
MEMBERS ARE WELCOME TO WRITE LETTERS. THAT THERE BE A LIMIT OF ONE LETTER PER MEMBER TO BE READ AT THE REGULAR MEETINGS.
ONCE A BID IS ACCEPTED BY AV, THE PERSON WITH THE WINNING BID MUST COMPLETE THE FINANCIAL TRANSACTION PORTION WITHIN 90 DAYS. IF NOT COMPLETED, THE NEXT BIDDER WILL BE CONTACTED.
CRIME WATCH BE ALLOWED THE USE OF THE CORPORATION HALL WITHOUT CHARGE FOR THE NEXT YEAR.
THE EMPLOYEES OF ATCHISON VILLAGE BE ALLOWED USE OF THE CORPORATION HALL ONE DAY DURING THE YEAR FOR AN EMPLOYEES LUNCHEON.
THAT THE EMPLOYEES OF ATCHISON VILLAGE BE ALLOWED USE OF THE CORPORATION HALL ONE DAY DURING THE YEAR FOR AN EMPLOYEES LUNCHEON.
SOCIAL CLUB BE ALLOWED USE OF THE CORPORATION HALL WITHOUT CHARGE FOR THE NEXT YEAR.
THAT IN ORDER TO ADDRESS MEMBER CONCERNS ABOUT EXECUTIVE MEETINGS, THE BOARD WILL REVISE THE WAY THEY DO MEETINGS--BETWEEN EXECUTIVE AND REGULAR--AND TO LIMIT THE EXECUTIVE MEETINGS TO LITIGATION, LABOR AND DISCUSSION ON HEARINGS.
AT FUTURE MEETINGS, IMMEDIATELY FOLLOWING THE MINUTES, THAT THE BOARD MAKES A STANDARD MOTION TO ACCEPT THE AGENDA.
MARNI MILLER BE GIVEN WRITTEN PERMISSION TO CONTACT COSTCO TO GET THE PHONE DEAL WITH COSTCO.

**MOTION TEXT**

THAT VOTING BE ALLOWED IN AV AS NEEDED BY THE COUNTY AGENCY.
TO AUTHORIZE MOTIONS FROM THE REGULAR MEETINGS TO BE SENT TO RON KANE.
TO GIVE PERMISSION TO MIRIAM POLLACK TO PLANT 'NATIVE CALIFORNIA PLANTS IN THE COMMON AREA ON THE CORNER OF CURRY AND W. BISSELL AVENUES OPPOSITE THE PARK' AS SHE REQUESTED IN HER LETTER OF 9/28/03.
TO REFER THE MATTER OF THE GLASS IN THE AUDITORIUM DOORS TO THE MAINTENANCE DEPARTMENT--TO AUTHORIZE THE PURCHASE OF THE GLASS, AND TO INSTALL IT.
TO CONTINUE THE \$50.00 PER MONTH FOR SNACKS AT THE MEETINGS.
THAT THE BOARD AUTHORIZES ELIZABETH COBEY TO CONVENE A MEETING AND TO EVALUATE THE THREE MOC CONTRACTS AND TO MAKE A RECOMMENDATION TO THE BOARD AS TO IF THE COMMITTEE SHOULD FOLLOW THROUGH OR SEND TO THE ATTORNEY FOR REVIEW.
THAT AV SHALL SELECT CONTRACTORS TO DO THE WORK NEEDED TO RESTORE A UNIT AFTER THE CORPORATION HAS TAKEN IT BACK IMMEDIATELY AFTER TERMINATION. THE EXPENSE OF THE CONTRACTORS WILL BE DEDUCTED FROM THE SALES PRICE.
TO ALLOW CLASSES FOR ENGLISH AS A SECOND LANGUAGE AND SPANISH AS A SECOND LANGUAGE TO MEET IN THE HALL EVERY MONDAY NIGHT FROM 7 P.M.-8 P. M.
TO ESTABLISH A PORTABLE BULLETIN BOARD TO BE USED AS A MEMBERS' FORUM FOR THOSE ITEMS NOT MAKING IT INTO THE NEWSLETTER.
THAT AV REPLACES ANY WINDOWS NEEDING REPLACING WITH DOUBLE PANE, SINGLE HUNG, VINYL WINDOWS.
TO PROVIDE THE \$300 TO THE MASTER PLAN COMMITTEE FOR EXPENSES TO DISPLAY AND DISTRIBUTE THE INFORMATION TO MEMBERS. RECEIPTS ARE TO BE TURNED INTO THE OFFICE.
TO ADOPT THE POLICY 'INTERACTIONS BEYOND FRIENDLY EXCHANGES AND BRIEF CONVERSATIONS WITH AV EMPLOYEES SHOULD BE AVOIDED. EMPLOYEES OF AVMHC ARE ON PAID TIME AND EXTENDED EXCHANGES COST THE VILLAGE MONEY. MOREOVER, MEMBERS SHOULD NOT DISTURB, COMPLAIN TO OR HARASS EMPLOYEES OF AVMHC BUT SHOULD DIRECT ALL COMPLAINTS, QUESTIONS OR INCIDENTS OF HARASSMENT AND/OR DISTURBANCE OF THEIR WORK TO THE LABOR COMMITTEE AND THOSE MEMBERS MAY BE REQUIRED TO ATTEND A HEARING WITHIN TEN WORKING DAYS OF THE INCIDENT.
THAT THE BOARD RECOGNIZES THE UNSOCIAL CLUB AS A CLUB IN A.V.

**MOTION TEXT**

TO ACCEPT THE POLICY ON 'INSPECTION OF UNITS WHEN MEMBERSHIP IS TO BE SOLD' AS SUBMITTED BY BENNIE SINGLETON, DATED:8/11/04 AND AS AMENDED BY CLIF ROSS, WHICH READS AS FOLLOWS:'NEW POLICY SHOULD BE ESTABLISHED WHICH REQUIRES A PROFESSIONAL INSPECTION OF THE UNIT WHEN A MEMBERSHIP IS OFFERED'FOR SALE.' THE COST OF THE INSPECTION WOULD BE SHARED BETWEEN THE BUYER AND THE SELLER. THE PROFESSIONAL INSPECTION WOULD INCLUDE THE UNIT, THE SHED AND THE FENCE AS APPLICABLE. THERE WOULD BE A PERMANENT INSPECTION RECORD OF THE UNIT EACH TIME A MEMBERSHIP IS TRANSFERRED. THE SELLER MUST CORRECT ALL DAMAGES AND ILLEGALITIES TO CONFORM TO AV BY-LAWS, CONTRACTS AND POLICIES BEFORE THE MEMBERSHIP CAN BE TRANSFERRED. AVMHC WILL GET A COPY OF THE REPORT FOR THE UNIT'S PERMANENT FILE'.

TO ACCEPT JOE CLARK'S RECOMMENDATION 'THAT THE VAN BE LOADED UP WITH THE PAINTING SUPPLIES AND THAT A KEY TO THE VAN AND THE GATE KEY BE GIVEN THE PERSON IN CHARGE (THAT PERSON HAVING A VALID DRIVER'S LICENSE)'. MARCIE ZELLNER WILL BE THE ONE TO FACILITATE THE PROCESS.

TO ACCEPT JOE CLARK'S RECOMMENDATION 'THAT THE VAN BE LOADED UP WITH THE PAINTING SUPPLIES AND THAT A KEY TO THE VAN AND THE GATE KEY THE PERSON IN CHARGE (THAT PERSON HAVING A VALID DRIVER'S LICENSE)'. MARCIE ZELLNER WILL BE THE ONE TO FACILITATE THE PROCESS.

THAT WHEN A MEMBER NOTIFIES THE OFFICE OF THEIR INTENT TO SELL THEIR UNIT, THEY MUST BE GIVEN A NOTICE SPECIFYING THAT NO 'FOR SALE' SIGNS ARE ALLOWED IN THE YARD.

TO ASK MARY, OFFICE MANAGER, TO GIVE THE 'WELCOMING COMMITTEE' FROM NBV A LIST OF THE NEW MEMBERS AS IT BECOMES AVAILABLE.

TO INFORM THE OFFICE THAT ALL THE VILLAGE COMMITTEES AND GROUPS ARE ABLE TO COME IN TO CALENDAR THEIR EVENTS.

TO ACCEPT THE TREE POLICY AS SUBMITTED.

TO INCREASE THE TRANSFER FEES TO \$700--\$500- TO BE PAID BY THE SELLER AND \$200 TO BE PAID BY THE BUYER. THE INCREASE IS EFFECTIVE 5/1/05.

TO HAVE JOE CLARK, MAINTENANCE, OVERSEE THE INSTALLATION OF THE SEVEN GATES NEEDED AS HE SEES FIT.

THAT MARY IS DIRECTED TO FIND AN ALTERNATIVE TO MRS. PLYMPTON FOR THE DISTRIBUTION OF THE FLYERS TO THE MEMBERS.

THAT ANYONE THAT WANTS TO USE THE HALL FOR THREE HOURS MAY WITHOUT THE USE OF THE KITCHEN. UNTIL THE HALL COMMITTEE HAS MADE A POLICY MEMBERS AND THE CREDIT UNION CAN USE THE HALL FOR \$75.00 FOR HALF A DAY (HALF DAY + 3 HOURS).

THAT VACANT UNITS ARE TO BE PRIORITIZED AND PUT AT THE TOP OF THE LIST TO BE INSPECTED.

**MOTION TEXT**

TO HAVE JOE CLARK DO AN INVENTORY OF THE MOST NEEDY ROOFS AND TO PROCEED WITH GETTING BIDS. THE BOARD IS TO ALSO BE GIVEN A REPORT ON THE STATUS OF THE BUDGET FOR THE YEAR ALONG WITH BIDS.
TO PROVIDE A READABLE COPY OF THE MEMO FROM GRAVES AND ALLEN, DATED: 9/22/04 TO THE MEMBERS.
TO ESTABLISH A HALL AUDITORIUM ACCOUNT.
THAT THERE BE A COMMUNITY WIRELESS CONNECTION AVAILABLE IN THE OFFICE.
THAT AV OBTAINS AN EMAIL ADDRESS TO ALLOW FOR COMMUNICATION WITH THE OFFICE.
TO ESTABLISH A HALL AUDITORIUM ACCOUNT.
THAT THERE BE A COMMUNITY WIRELESS CONNECTION AVAILABLE IN THE OFFICE.
THAT AV OBTAIN AN EMAIL ADDRESS TO ALLOW FOR COMMUNICATION WITH THE OFFICE.
THAT THE BOARD DIRECT THE OFFICE STAFF TO ALLOW MEMBERS TO VIEW ALL PERTINENT NON-CONFIDENTIAL DOCUMENTS IN THE OFFICE AND THAT SEVERAL COPIES BE MADE FOR DISTRIBUTION.
TO HIRE KIDS THIS SUMMER TO PAINT THE PARKING LOTS.
THAT THE BOARD DIRECT THE OFFICE STAFF TO ALLOW MEMBERS TO VIEW ALL PERTINENT NON-CONFIDENTIAL DOCUMENTS IN THE OFFICE AND THAT SEVERAL COPIES BE MADE FOR DISTRIBUTION.
THAT A SIGN BE PUT UP--AS SUGGESTED IN L. HARRISON'S LETTER--STATING THAT THIS IS A RESIDENCE REQUIRED PLACE AND THAT INQUIRIES BE MADE WITH THE OFFICE IF INTERESTED.
TO ASK THE PLANNING COMMITTEE FOR A RECOMMENDATION ON HOW TO SAFELY HAVE A WASHER AND DRYER IN THE BACKYARD AND TO SET A STANDARD. THE PERMIT SUBMITTED BY SILVIA HOPKINS WILL BE USED AS BEGINNING INFORMATION AND WILL BE USED TO DRAFT THE STANDARD. ACTING ON INSTRUCTIONS FROM THE BOARD OF DIRECTORS OF AVMHC (7/13/05), THE PLANNING COMMITTEE MAKES THE FOLLOWING RECOMMENDATIONS FOR THE INSTALLATION OF WASHERS AND DRYERS IN PATIO AREAS: MEMBERS MAY INSTALL WASHERS AND DRYERS IN PATIO AREAS (THE AREA DIRECTLY BEHIND THE UNIT) PROVIDED THE FOLLOWING CONDITIONS ARE MET: THE MEMBER MUST OBTAIN PERMITS FROM THE CITY OF RICHMOND FOR ALL PLUMBING, ELECTRICAL AND STRUCTURAL ALTERATIONS. THE WASHER AND DRYER MUST BE PLACED AT LEAST 12' (TWELVE INCHES) FROM THE EXTERIOR WALL OF THE UNIT. THE MEMBER IS RESPONSIBLE FOR REMOVING AND REPLACING THE WASHER/DRYER WHEN NECESSARY FOR MAINTENANCE TO THE UNIT OR ANY OTHER PURPOSE. THE MEMBER MUST SIGN THE AMENDMENT TO THE MUTUAL OWNERSHIP CONTRACT DRAWN UP BY ATTORNEY ALLEN ABSOLVING AVMHC OF ANY RESPONSIBILITY FOR THE MODIFICATIONS TO THE UNIT.
THAT THE OFFICE STAFF AND MAINTENANCE BE FREE TO IMPLEMENT AV POLICIES.



**MOTION TEXT**

TO ACCEPT THE RECOMMENDATIONS DATED 08/02/05 OF THE PLANNING COMMITTEE AS THE STANDARD ON WASHER AND DRYERS IN PATIO AREAS.
THAT THE BOARD ASK THE OFFICE MANAGER TO SEND C&RS TO ANYONE WHO IS THREE MONTHS OR MORE IN ARREARS ON THEIR ACCOUNT.
THAT THE BOARD ASK THE OFFICE MANAGER TO SEND A C&R TO ANY MEMBER THAT IS THREE MONTHS (OR MORE) IN ARREARS.
TO ACCEPT THE HALL POLICY AS SUBMITTED BY RORY HANSEN.
THE IDEA THAT MEMBERS FORM AN AD HOCK COMMITTEE TO ENTERTAIN THE POSSIBILITY OF MEMBERS BUILDING THE FENCE ON MACDONALD AVENUE IN A FORMAL FASHION. THE COMMITTEE WILL SUBMIT A BID AND SUBMIT A PLAN TO REMOVE THE OLD FENCE. THE BID WILL HAVE TO SATISFY THE CURRENT SPECIFICATIONS ALREADY IN PLACE CONSISTING OF THE EIGHT MAN GATES AND THE THREE CAR GATES AND THE FENCE BEING EIGHT FEET HIGH.
THAT WHEN A MEMBER ASKS PERMISSION FROM ATCHISON VILLAGE TO SEELL A UNIT THAT THE LETTER BE ACCOMPANIED BY A PROFESSIONAL REPORT FROM A LICENSED INSPECTOR THAT IS NO MORE THAN SIX MONTHS OLD.
THAT WHEN A MEMBER ASKS PERMISSION FROM ATCHISON VILLAGE TO SELL A UNIT THAT THE LETTER BE ACCOMPANIED BY A PROFESSIONAL REPORT FROM A LICENSED INSPECTOR THAT IS NO MORE THAN SIX MONTHS OLD.
TO DIRECT THE MAINTENANCE DEPARTMENT TO IMMEDIATELY FIX AND KEEP IN REPAIR THE LIGHT OVER THE SECURED PARKING AREA.
TO GET A RESERVE STUDY BY THE SAME PEOPLE WHO DID THE LAST ONE AND TO AUTHORIZE THE FUNDS.
MAY IT BE SO RESOLVED--MEMBERS WHO WANT TO INSTALL SOLAR LIGHT TUBES MUST SIGN THE AMENDMENT TO THE MOC DRAWN UP BY THE ATTORNEY ALLEN ACCEPTING FINANCIAL RESPONSIBILITY FOR MAINTENANCE AND UPKEEP OF THE MODIFICATIONS.
WE TELL JOSEPH CLARK HE IS FREE TO OFFER THE MEMBERS THE ONE PANE WINDOWS (IN STOCK) TO TIDE THEM OVER UNLESS THEY WANT TO WAIT UNTIL AV IS IN POSITION TO OFFER A TWO PANE WINDOW. IF MEMBER CHOOSES TO PUT IN OWN TWO PANE WINDOWS THEY MUST GO THROUGH THE A.V. PERMIT PROCESS.
TO ASK ATTORNEY ALLEN TO DRAW UP A PARAGRAPH/BYLAW AMENDMENT THAT SAYS WHEN A MEMBER IS FORCED TO BE ABSENT FROM HIS/HER UNIT FOR LONGER THAN SIX MONTHS DUE TO MEDICAL REASONS THAT THEY BE ALLOWED TO MAINTAIN MEMBERSHIP OF THE UNIT.
TO RAISE THE ASSESSMENT FEES BY \$20 PER MONTH TO BE EFFECTIVE JANUARY 1, 2006.
TO FREEZE THE 'COST OF LIVING' INCREASES OF THE AV EMPLOYEES FOR ONE YEAR.
THAT BY DEFAULT, MATTERS ARE TO BE PLACED ON THE REGULAR AGENDA UNLESS THERE IS A REASON FOR THE MATTER TO BE CONSIDERED PRIVATE.

**MOTION TEXT**

THAT AS PER FRANK CAMPBELL'S REQUEST, HE IS ALLOWED TO INVITE MEMBERS OF LIBERTY VILLAGE AND ST. JOHN'S APARTMENTS TO ATTEND THE CRIME WATCH MEETINGS.

TO APPROVE THE SHED AT 37 WEST BISSELL AS A 'NON-CONFORMING' SHED.

TO HAVE THE ABANDONED CHOCOLATE BROWN DODGE CARAVAN TOWED FROM THE PARKING LOT DIRECTLY BEHIND SUE NOWOTNY'S UNIT. THE MAXIMUM COST FOR TOWING A CAR IS \$250.00.

TO GRANT FRANK CAMPBELL'S REQUEST TO PURCHASE AND INSTALL THE 'NO TRESPASSING/LOITERING' SIGNS TO BE PLACED AT A TOTAL OF EIGHT LOCATIONS WITH A COST TO NOT EXCEED \$300. IF THE COST IS MORE, THEN THIS IS TO BE BROUGHT BACK TO THE BOARD.

TO GIVE JOE CLARK/MAINTENANCE THE RESPONSIBILITY AND AUTHORITY TO HAVE TREES DEALT WITH AS PART OF MAINTENANCE IN SITUATIONS WHERE THEY INTERFERE WITH SEWER LINES, SIDEWALKS AND STRUCTURES.

AV REQUIRES JON GORDON RETRO TO THE DATE HE WAS REHIRED.

TO REPLACE PARAGRAPH #5 OF THE CURRENT INSPECTION LETTER WITH THE PROPOSED CHANGE IN WORDING SUBMITTED BY LESLIE HARRISON.

THAT MEMBERS OF AVMHC MAY HAVE COPIES OF THE MINUTES OF ANY MEETINGS UPON REQUEST WITHIN THREE WORKING DAYS. ANY INFORMATION PERTAINING TO PERSONNEL MATTERS (EXCEPT FOR JOB TITLES OR COMPENSATION), PENDING LITIGATION, CONTRACT NEGOTIATIONS, AND MEMBER DISCIPLINE OR PAYMENT OF ASSESSMENTS, OR THAT IS REASONABLE LIKELY TO PERMIT TO IDENTIFY THEFT, FRAUD, OR COMMERCIAL USE, OR IS PRIVILEGED UNDER LAW MUST BE REDACTED FROM THE MINUTES BEFORE MEMBERS MAY SEE THEM. MEMBERS MAY BE BILLED FOR COSTS INCURRED IN PREPARING AND DISTRIBUTING COPIES OF THE MINUTES.

THAT RORY HANSEN IS AUTHORIZED TO INSTRUCT THE AV OFFICE TO PRESENT OUR ACCOUNTS IN A STANDARDIZED FORMAT.

THAT THE BOARD PACKETS WHICH INCLUDE AGENDA/MINUTES/CORRESPONDENCE BE AVAILABLE IN THE OFFICE FOR REVIEW BY MEMBERS. IF A MEMBER WANTS A COPY--IT COULD BE OBTAINED FOR 5 CENTS PER FACE PAGE.

THAT THE ARTICLE SUBMITTED BY ORMOND OTVOS ENTITLED 'MEMBER RIGHT TO INSPECT AND COPY RECORDS' WILL BE POSTED IN OFFICE AND THAT SMALL NOTICE BE PLACED IN NEWSLETTER STATING AVAILABILITY IN OFFICE AND ON INTERNET WITH URL ADDRESS TO BE GIVEN.

## MOTION TEXT

TO ACCEPT THE PROCEDURE PROPOSED BY THE PLANNING COMMITTEE WHICH STATES: THAT THE PLANNING COMMITTEE MEETS ON A REGULAR BASIS TO REVIEW REQUESTS FOR IMPROVEMENTS AND LETTERS HAVING TO DO WITH INSPECTIONS . THE FIRST HALF HOUR SHOULD BE OPEN TO THE MEMBERS BY APPOINTMENT. THE PROCEDURE WOULD LOOK LIKE THIS: REQUESTS FOR CHANGES WOULD FIRST GO TO THE PLANNING COMMITTEE (CURRENT PRACTICE). IF THE REQUEST IS SIMPLE, THE PLANNING COMMISSION WILL GIVE ITS PRELIMINARY APPROVAL AND IT WILL GO DIRECTLY TO THE BOARD FOR SIGNATURE. IF THE PLANNING COMMITTEE SEES A PROBLEM WITH THE REQUEST, THEY WILL NOTIFY THE MEMBER IN A TIMELY MANNER WITH FORM LETTER OFFERING THEM THE OPPORTUNITY TO MEET WITH THE PLANNING COMMITTEE TO EXPLAIN THEIR REQUEST OR FURTHER ELABORATE ON THEIR SITUATION. THE PLANNING COMMITTEE WILL THEN MAKE A RECOMMENDATION OR CONSULT WITH THE BOARD FOR THE FINAL DECISION. ANY MEMBER WHO IS STILL DISSATISFIED RETAINS THE RIGHT TO APPEAL TO THE FULL BOARD.

THAT AFTER THE FORMS HAVE BEEN RECEIVED FROM THE ASSESSOR'S OFFICE WITH INDIVIDUAL NAMES, THAT THE BOARD CONTACT THE MEMBERS VIA LETTER AND ASK THEM TO COMPLETE THE FORM-THAT WE SEND A COPY OF THE 9/15/1994 MOTION RE: TAX EXEMPTION NOTIFICATION AND THAT THE MEMBERS BE GIVEN 60 DAYS TO COMPLY (UNLESS THE ASSESSOR'S OFFICE CAUSES THE DELAY).

THAT THE WORDING IN THE AV BUDGETS OF 'CHRISTMAS FUND' TO READ 'HOLIDAY FUND' AND THAT ANYONE WANTING THEM ON WINTER HOLIDAY PARTY SHOULD BE ABLE TO HAVE USE OF THE HALL EQUALLY.

TO ADOPT CALIFORNIA CODE 1360.5(C) AS STANDARD FOR REASONS TO HOLD EXECUTIVE MEETINGS.

TO RAISE THE DUES BY \$31.00/MONTH DEDICATED TO THE AV MAJOR COMPONENT RESERVE FUND (MAJOR COMPONENTS CONSIST OF ROOFING, PLUMBING AND WINDOWS AS RELATING TO DRYROT). FUNDS CAN REMOVED BY 75% VOTE OF THE BOARD OF DIRECTORS.

MOTION TO SEND TWO MONTHS COPIES OF BANK STATEMENTS TO SHORE BANK SO THAT THEY CAN MAKE A PROPOSAL TO ADDRESS THE BANKING NEEDS OF ATCHISON VILLAGE AND THAT IT BE CHECKED INTO.

THAT THE NEW STOVE BE INSTALLED AFTER THE FLOOR IS DONE.

TO ACCEPT ESTIMATE IN THE AMOUNT OF \$4323.00 FOR THE FLOOR IN THE HALL KITCHEN AREA.

THAT FROM THE HALL FUND WE PURCHASE THE STOVE FOR AMOUNT OF \$7714.75.

**MOTION TEXT**

MOTION THAT AFTER THE FORMS HAVE BEEN RECEIVED FROM THE ASSESSOR'S OFFICE WITH THE INDIVIDUAL'S NAMES THAT WE CONTACT THE 90 MEMBERS VIA LETTER AND ASK THEM TO COMPLETE THE FORM AND THAT WE SEND A COPY OF THE 1994 MOTION AND THAT WE GIVE 60 DAYS TO COMPLY UNLESS ASSESSOR'S OFFICE CAUSES THE DELAY.
THAT THERE BE A THREE MINUTE TIME LIMIT PER LETTER PERIOD.
TO RECOGNIZE 'NEIGHBORS HELPING NEIGHBORS' AS A COMMITTEE.
AUTHORIZE JOE CLARK WITH CARL HUGHES AS ADVISOR TO SPEND \$4000 ON ONE OR TWO VEHICLES FROM RESERVE FUNDS.
IN THE FUTURE, LETTERS LISTED ON THE AGENDAS WILL BE IDENTIFIED BY BOTH NAMES AND UNIT NUMBERS.
IN THE FUTURE THE AV OFFICE ORDER ITEMS FROM AN OFFICE SUPPLY STORE AND HAVE ITEMS DELIVERED--IN ADDITION, THE AUDIT COMMITTEE BE GIVEN AS MANY HANGING FILES AS THEY MIGHT NEED TO HANG UP THEIR BUSINESS.
TO ADOPT THE 2007 BUDGET (WITH SALARY INCREASES) SUBMITTED BY BROOK DEMMERLE WITH THE FOLLOWING CHANGES: CARPENTERS ARE TO RECEIVE \$1/HOUR RAISE STARTING 1/01/07--ADDITIONALLY ALL EMPLOYEES WILL GET A COST OF LIVING INCREASE IN APRIL 2007. THE LINE ITEM ENTITLED '5108 WATER HEATERS' WITH A BUDGETED AMOUNT OF \$8000. IS TO BE DELETED FROM THE BUDGET.
WHEN AN ACCOUNT IS 3 MONTHS DELINQUENT--DO A C&R--THE 4TH MONTH--SEND TO AN ATTORNEY UNLESS A HEARING HAS BEEN SCHEDULED.
THE MINUTES FOR ALL PUBLIC MEETINGS FOR ANY GIVEN MONTH ARE TO BE AVAILABLE TO THE MEMBERS AS THEY BECOME AVAILABLE AND AS A COMPLETE 'SET' OF MINUTES FOR THE MONTH WHETHER THEY ARE APPROVED OR NOT AND NOTATED AS SUCH.
THAT THE AV OFFICE BE DIRECTED TO SET UP THE COMPTER TO SEPRATELY TRACK THE OPERATING AND RESERVE ACCOUNTS.
TO ALLOW THE USE OF THE HALL EVERY WEDNESDAY FROM 5:30 PM TO 6:30 PM TO THE DRUMMERS CLASS AND THAT THEY WILL BE BRINGING IN A TEACHER. THE CLASS WILL BE FREE TO MEMBERS.
TO ACCEPT THE BIDS FOR THE HALL TABLES IN THE AMOUNT NOT TO EXCEED \$4003.00.
THAT THE MEMBERS VOTE ON THE PROPERTY TAX ISSUE AT THE NEXT BOARD ELECTION--THAT ANY PERSONS INTERESTED IN THE SPECIFIC LANGUAGE USED FOR THE ELECTION BRING A COPY TO THE BOARD TO SEE PRIOR TO THE NEXT MEETING. SET UP A TIGHT MECHANISM WITH ABSENTEE BALLOTS TO GET ALL THE MEMBERS TO VOTE.
THAT MARNI MILLER HEAD THE PROJECT OF RE-STRIPING THE SPACES #2-7 AT COLLINS COURT AND THAT SHE IS NOT TO BE EXCORIATED (CENSURED SCATHINGLY) OVER IT.

**MOTION TEXT**

TO REVIEW THE PROPERTY TAX PETITION WHEN IT'S SUBMITTED TO THE BOARD.
THAT THE BOARD DESIGNATES A TOWING COMPANY AND THAT MARNI MILLER GETS WHATEVER HELP SHE NEEDS TO IMPLEMENT A PARKING STICKER PROGRAM.
THAT THE OFFICE BE INSTRUCTED TO MAKE COPIES OF BANK STATEMENTS THE DAY THEY COME INTO THE OFFICE AND GIVE A COPY TO EACH OF THE AUDIT COMMITTEE MEMBERS BY PLACING THE COPIES IN THEIR BOXES. THIS IS TO BE DONE ON A THREE MONTH TRIAL BASIS.
THAT AVMHC SHOULD PROVIDE A DISCLOSURE DOCUMENT FOR PROSPECTIVE BUYERS INCLUDING THE FOLLOWING ITEMS: COPY OF THE ARTICLES OF INCORPORATION, COPY OF THE BY-LAWS, COPY OF THE MUTUAL OWNERSHIP CONTRACT WITH DRAFT COPY WRITTEN ON THE OUTSIDE, COPY OF THE RESERVE AND OPERATING INCREASE OR SPECIAL ASSESSMENT, COPY OF ANY MEMBERSHIP HANDBOOK WHEN AVAILABLE. UNTIL THEN SUCH MEMBERSHIP RULES AS ARE IN EFFECT AND ACTUALLY BEING FOLLOWED SHALL BE PROVIDED. THE BOARD SHALL REVIEW THESE RULES BEFORE INCLUSION IN PROSPECTIVE MEMBER PACKETS, COPIES OF ANY MINUTES ARE AN OPTION AT ACTUAL COST, INCLUDE INFORMATION ABOUT POSSIBLE CHANGES IN THE TAX STRUCTURE AND ITS IMPACT ON THE UNIT FEES, RESERVE STUDY, AS AN OPTION, THE BUYER MAY LEAVE A DEPOSIT IN THE AMOUNT OF THE ACTUAL COST OF THE DOCUMENTS AND IF ALL THE DOCUMENTS ARE RETURNED IN GOOD CONDITION THE DEPOSIT MAY BE RETURNED.
TO TABLE THE DISCUSSION ON BOARD ATTENDANCE TO THE JUNE REGULAR MEETING. THE MOTION WAS MADE BY GRETCHEN BLAIS AND SECONDED BY TIM KILKENNY
TO HIRE A CARPENTER.
TO SOLICIT THREE PROPOSALS FOR POSTAGE METERS AND THEN TO MAKE A DECISION AFTER THE INFORMATION HAS BEEN RECEIVED.
TO ACCEPT THE BID (FOR ROOFS) SUBMITTED BY HOMEWORKS SERVICES/LEE HUGHES IN THE AMOUNT OF \$146,939.00
TO GO WITH THE LIGHTEST POSSIBLE COLOR FOR THE ROOFS - FOR ENVIRONMENTAL REASONS.
THAT MARNI MILLER PROVIDE JOE CLARK/MAINTENANCE WITH A LIST OF TREES NEEDING WORK DONE. JOE CLARK WILL GET BACK TO MARNI MILLER WITH WHAT MAINTENANCE CAN HANDLE. MARNI MILLER WILL REPORT BACK TO THE BOARD.
TO ALLOW USE OF THE HALL FOR A NEW YEAR'S EVE PARTY AND THAT NOTICE WILL GO OUT TO ALL 450 UNITS.
TO ADJOURN THE MEETING AT 10:05 P.M.
THAT THE PREVIOUS YEARS' BALLOTS BE DESTROYED.
TO CLOSE THE NOMINATIONS.
TO ACCEPT THE THREE MEMBERS NOMINATED TO THE AUDITING COMMITTEE BY ACCLIMATION.

**MOTION TEXT**

TO WAIVE THE READING OF THE MINUTES OF APRIL 25, 2007 AND OF THE ANNUAL REPORT FOR 2005-2006 (AS AMENDED).
TO ALLOW USE OF THE HALL EVERY TUESDAY FOR A STRETCHING CLASS WHICH WILL BE FOLLOWED BY A ONE HOUR SPANISH CLASS.
THAT ANY GROUPS CURRENTLY USING THE HALL CONTINUE TO HAVE ACCESS TO THE HALL.
TO COMBINE THE SOCIAL CLUB AND THE HALL COMMITTEE INTO ONE GROUP.
TO WAIVE THE READING OF THE "PROOF OF MAILING."
TO ADJOURN THE MEETING AT 9:32 P.M.
TO REVIEW THE ISSUE OF BOARD ATTENDANCE. THAT ALL MEMBERS AND BOARD MEMBERS BE ASKED TO SUBMIT THEIR IDEAS AND THAT THE BYLAWS/RULES COMMITTEE REVIEW THE IDEAS AND COME BACK TO THE BOARD WITH A RECOMMENDATION.
TO SEND (sic) THE TIME OF THE MEETING UNTIL 9:30. THE DISCUSSION ON THE TWO REMAINING ITEMS IS TO BE LIMITED TO 10 MINUTES EACH.
THAT A LETTER BE SENT TO THE RAILROAD OUTLINING THE CONCERNS OF AV OVER THE FIELD IN THE BACK AND ABOUT THE NOISE. KAREN WARGO WILL DRAFT THE LETTER.
TO RESCIND THE MOTION RE THE LOCKBOX PENDING FURTHER REVIEW. THE BOARD WILL REPORT BACK ON THIS ISSUE NEXT MONTH
TO TABLE THE AMENDMENT TO THE MOC TO NEXT MONTH'S MEETING .
TO TABLE THE PURCHASE OF THE POSTAGE METER UNTIL LTHIS BOARD HAS BEEN ABLE TO LOOK AT REORGANIZING THE OFFICE.
THAT THE RESERVE STUDY BE AVAILABLE IN THE OFFICE TO MEMBERS. ANY MEMBER WHO WANTS A COPY MAY REQUEST THAT THE OFFICE SEND THEM A COPY. THE REQUESTER WILL PAY FOR THE COST OF COPYING AT FIVE CENTS A PAGE AND WILL ALSO PAY FOR THE POSTAGE.
TO SCHEDULE COMMUNITY/AV 50TH ANNIVERSARY CELEBRATION FOR 10/13/07.
TO ALLOCATE \$500 FOR THE COMMUNITY DAY /AV 50TH ANNIVERSARY CELEBRATION.
TO TABLE THE ISSUE OF BOARD ATTENDANCE AND TO REFER TO THE POLICY AND PROCEDURES COMMITTEE.
TO RESCIND MOTION RE08092006.16 TO RAISE THE DUES BY \$31/MONTH STARTING 10/1/06 DEDICATED TO THE AV MAJOR COMPONENT RESERVE FUND (MAJOR COMPONENTS CONSIST OF ROOFING, PLUMBING, AND WINDOWS (WINDOWS AS RELATING TO DRY ROT). FUNDS CAN BE REMOVED BY A 75% VOTE OF THE BOARD OF DIRECTORS.
TO RAISE DUES BY \$31/MONTH DEDICATED TO THE AV STRUCTURAL COMPONENTS A DEFINED BY THE RESERVE STUDY. FUNDS CAN BE REMOVED BY 75% OF THE BOARD. THIS MOTION REPLACES RE08092006.17 VOTED ON 8/9/06

**MOTION TEXT**

TO TABLE THE ISSUE OF THE AMENDMENT TO THE MOC AND TO REFER TO THE MASTER PLAN COMMITTEE.
TO ACCEPT THE TWO (COMBINED) DISCLOSURE STATEMENTS AND TO SEND THEM TO MEMBERS ON THE BACK OF THE NEXT AGENDA.
THAT NICK JONES AND JOE CLARK BE AUTHORIZED BY THE AV BOARD TO NEGOTIATE WITH THE CURRENT ROOFING CONTRACTOR (HUGHES). THEY ARE AUTHORIZED TO SPEND UP TO \$80,000.00 ON THE ROOFS.
TO ALLOCATE \$100 PETTY CASH FOR LAST MINUTE EXPENSES THAT OCCUR BEFORE/DURING THE EVENT "EXPLORING ALTERNATIVE ENERGY" ON 7/28/07.
TO ACCEPT THE REPORT OF THE SECRETARY/TREASURER RE: <i>THE PETITION TO ADD SECTION 11 TO ARTICLE 1 TO THE AVMHC BYLAWS STATING EACH MEMBER PAYS ONLY THE PROPERTY TAXES FOR THEIR UNIT PLUS AN EQUAL SHARE OF "COMMON AREA" PROPERTY TAX.</i>
TO GIVE ROY IWAKI PERMISSION TO CREATE A DISPLAY (A LARGE SCALE HOUSE OF CARDS) FOR PEOPLE TO WRITE MESSAGES/THOUGHTS ON AS OUTLINED IN HIS REQUEST. THE DISPLAY WILL BE SET UP A MONTH BEFORE THE ANNIVERSARY CELEBRATION.
THAT THE SOCIAL CLUB DOES NOT COME UNDER THE AUSPICES OF THE BOARD AND THAT THE HALL COMMITTEE DOES COME UNDER THE AUSPICES OF THE BOARD.
TO ALLOW FOR A 10 MINUTES SESSION AFTER ALL THE COMMITTEE REPORTS HAVE BEEN GIVEN TO ALLOW FOR COMMENTS FROM THE MEMBERS.
TO ADD "EMPLOYING (sic) HEALTH INSURANCE COVERAGE" UNDER NEW BUSINESS.
TO TABLE THE ISSUE OF HEALTH INSURANCE TO TIME CERTAIN - NEXT MONTH'S MEETING
TO RESCIND THE MOTION THAT SAYS MEMBERS WILL BE FINED \$200 FOR NOT KEEPING A KEY IN THE OFFICE.
TO APPROVE THE MINUTES OF 7/11/07 AS AMENDED.
TO ACCEPT THE MINUTES OF 7/25/07.
TO ACCEPT THE NEW MEMBER.
TO ADD "EMPLOYMENT OF A PAYROLL SERVICE" UNDER New business.
TO HIRE PAYCHEX COMPANY IMMEDIATELY FOR PAYROLL SERVICES.
\$1000 FOR OFFICE UPGRADE COMPUTER Q&A MIGRATION
ACCEPT MINUTES AS CORRECTED
\$150 FOR NEW COFFEE URNS
\$100 GIFT TO CAROLYN FOR YEARS OF SERVICE
to look at all transfers in the last year or so and find out what the purchase price was and estimate taxes from that. Put language in the letter that these figures are estimates.

**MOTION TEXT**

that the dues increase meeting be held on 11/26/07 to discuss the fee increas and the Operating and Reserve Budget.
That we select having the office open 10:45 a.m. to 6:45 p.m. every Wednesday.
That when a current existing member wishes to add somebody to their unit we charge a fee of \$100.
MANAGER AUTHORIZED TO HAVE OVERGROWN YARDS DONE BY MAINTENANCE OR CONTRACTOR AT MEMBER EXPENSE PLUS \$25, 50, 75, 100 INCREASING FINES FOR FURTHER OFFENSES.
PURCHASE FIRST AID KIT FOR HALL, NOT TO EXCEED \$100
ACCEPT BID FOR ROOFS FROM HOMEWORK SERVICE, DIVERT FUNDS FROM WINDOWS TO COMPLETE ROOFS.
TABLE DISCUSSION ON PARKING AND SMOKING TO NEXT MEETING.
TABLE DISCUSSION OF COLOA UNTIL REGULAR MARCH MEETING.
ESTABLISH A COMMITTEE TO WORK ON GRANTS.
CALL CPA TO GET RECCOMENDATION FOR AN AUDITOR.
TABLE PARKING POLICY, SMOKING POLICY AND 401K TO APRIL MEETING.
COLA RETROACTIVE TO 4/01/2007.
BOARD AUTHORIZED THE DISBURSEMENT OF THE MOTURARY FUND TO THE 14 ACTIVE MEMBERS.
TABLE DISCUSSION OF RENTERS AND OFFICE TO NEXT MEETING.
IMPLEMENT PETITIONS TO GET LIGHTS FROM PG&E,
ADOPT THE GENERAL NOTATION POLICY FOR EXECUTIVE SESSIONS.
IDENTIFY 2 PARKING LOTS FOR LIGHTING PROGRAM AND CAMERA. ORMOND IS PUT IN CHARGE WITH \$1000 BUDGET.
2.3% COLA EFFECTIVE 4/1/2008.
TABLE PARKING POLICY, SMOKING POLICY AND 401K TO NEXT MEETING.
SEND LETTER TO SUSPECTED RENTERS TO PROVE THEY ARE MEMBERS.
ALLOCATE \$175000 YEARLY FOR 3 YEARS FOR TOTAL \$525000. FOR DOUBLE-PANE WINDOWS.
CALL FOR A MEETING ON PROPERTY LINE ISSUES.
REIMBURSE BOARD MEMBERS FOR FEE TO ATTEND BOARD WORKS.
ACEPPT NATIONAL TENENT NETWORK AS OUR CREDIT REPORT VENDOR.
BOARD WILL RE-EVALUATE TAX LETTERS THAT WENT OUT TO MEMBERS.
PRESENT CONFIDENTIALITY CODE OF CONDUCT TO ATTORNEY.



**MOTION TEXT**

HAVE SPECIAL MEETING ON BOARD WORKS PRESENTATION
SEND COMPLIANCE PROCEDURES (ID PROCEDURES) BACK TO TASK FORCE.
RESCIND MOTION TO HIRE GENERAL MANAGER,
HAVE OPEN FORUM FOR THE FIRST 15 MINUTES FOR THE COMMUNITY TO SPEAK. EACH SPEAKER HAS A MAXIMUM OF 2 MINUTES TO SPEAK.
ADOPT THE CURRENT VERSION OF ROBERTS RULES OF ORDER FOR ALL BOARD MEETINGS.
SET MINIMUM BIDS OF \$40000 FOR THE W. MACDONALD UNIT AND \$50000. FOR THE CHANSLOR CT. UNIT.
HIRE GENERAL MANAGER WITHIN NEXT 2 MONTHS.
FORM TASK FORCE TO RESEARCH GENERAL MANAGERS AND MANAGEMENT COMPANIES.
PUT OUT FLYER ADVISING MEMBERS NOT TO TAKE OUT ISSUES ON THE OFFICE STAFF, BE RESPECTFUL.
HIRE SOMEONE TO TEMPORARILY REPLACE AURORA.
TASK FORCE TO RESEARCH MANAGEMENT COMPANIES.
TABLE VOLUNTEER POLICY
TABLE OWNER NON-COMPLIANCE PROCEDURE.
TABLE COMPLIANCE PROCEDURE: SAFETY AND ID REQUIREMENTS
TASK FORCE TO RESEARCH AND MAKE PROPOSALS FOR STAGGERING BOARD TERMS
SOLAR DAY SEPTEMBER 27, 2008
ACCEPT 2 HIGHEST BIDS FOR UNITS FOR SALE.
TABLE DISCUSSION ON NEW BANKING PROCESS.
DONATE \$600. FOR COMMUNITY DAY.
INSPECT UNITS TO BE AUCTIONED FOR SEWER PROBLEMS AND GREEN PATCHES THROUGHOUT THE VILLAGE.
VICTORIA R. SHOULD BE GIVEN KEYS AND CODE TO OFFICE
OPEN HEARING 10/20/2008 DEALING WITH SUSAN'S RENTER ISSUE.
CITY CANDIDATES NIGHT TO INCLUDE ALL CANDIDATES
FORM COMMITTEE TO MEET WITH LENA VELASCO TO DEVELOP MORATORIUM GUIDELINES WHICH BEGINS NOVEMBER 13, 2008.
GRANT ROSE JANQUINT-LOREA HIEARING REGARDING DRIVEWAY
ADOPT CONFIDENTIALITY STATEMENT FOR VOLUNTEERS

**MOTION TEXT**

APPROVE 12/3/2008 EVENT FOR THE MAYOR'S TASK FORCE ON ENVIRONMENTAL JUSTICE, CO-SPONSORED WITH AV ENVIRONMENTAL COMMITTEE
HEARING FOR UNIT 524 ON 11/24/2008
SPECIAL BOARD MEETING ON DECEMBER 17, 2008 TALK BUDGET, INCREASE HOURS FOR MITCH AND VICKI AND DUES INCREASE
PURCHASE MICROPHONE SYSTEM WITH MINIMUM 6 MICROPHONES
ADD NOTICE TO 125/17 ANNOUNCEMENT REGARDING MOTURARY FUND
JOE PROVIDE LIST, DIAGRAM AND REPORT AND STATUS ON SCHEDULE OF GATES BEING INSTALLED.
HIRE MITCH MEYERS AS FULL TIME GENERAL MANAGER
ASK ATTORNEY REGARDING DISTRIBUTION OF LETTER FROM DA
HAVE ATTORNEY REVIEW RESPONSE TO DA FROM BOARD
APPROVE BUDGET FOR 2009
DIRECT MITCH TO SEE IF WE CAN PUT GATES IN THE SOUND WALL
SEPARATE THE HALL COMMITTEE FROM THE SOCIAL CLUB, RESCINDING A MOTION FROM 2007.
GIVE SUSAN BARNARD HEARING
MAINTENANCE SHOULD NOT BE REPRIMANDED FOR DOING GOOD SAMARITAN TASKS.
GM SHOULD HAVE MISSION STATEMENT DRAFT TO BOARD BY APRIL 6, 2009
HEARING FOR EMMONS, ROSE JAQUINT AND LLOYD VEITCH ON APRIL 16, 2009.
MITCH TO CONTACT LAWYER REGARDING REMOVAL OF OCCUPANT OF LLOYD VEITCH'S UNIT.
HAVE HEARING FOR BROUSSARD UNIT ON APRIL 16, 2009.
HAVE OPEN HOUSES ON APRIL 25, MAY 2, 2009
ALLOW ENVIRONMENTAL MONITIRING ON AGENDA FOR NEXT MONTH
RAISE DUES \$25.00 BEGINNING 6/1/2009.
To accept meeting guidelines as written.
Wants document prepared by the office explaining what is needed from Information Technology and why.
Mitch will notify memebers of code enforcememt coming to visit.
To allocate up to \$400 to sponsor Community Day on June 6.
Waive the reading of the minutes of last year's election

## MOTION TEXT

Waive the reading of the Annual Report
Allow Crime Watch to use the Hall for its monthly meeting
Allow Social Club to use the Hall for its functions
Form a General Member Committee which is allowed to gather in the Hall.
Allow the AV Youth Club to use the Hall when needed
motion to destroy last year's ballots
To rescind the moratorium on changes to the exterior of buildings.
The motion was made to accept the new Member.
To accept new Members.

That letters be read aloud when they are addressed to the Board and Members, and that they be noted in the newsletter

To rescind Motion RE03080011, the annual COLA because it is superseded by the Employee Association contract.

The Labor Committee is authorized to consult with Paul Worthman on issues that come up as we implement the new agreement between AVMHC and the Employees' Association. The Committee can spend up to \$1200 if needed.

To accept the statement presented and allow the group to use the Hall on the 4th Tuesday of each month. The event must be publicized to all Members. The meetings must be of interest to all Members and have-partisan content.

That we try the following for 3 months. 1. Set up a separate book to sign out Unit files. 2. Only staff may retrieve files and make copies. 3. This policy will be reviewed at the November meeting.

To rescind Motion 12202005.02 to meet on the 1st Tuesday and every Wednesday of the month.

To write a formal policy addressing Member confidentiality as written by our attorney

To rescind Motion 08122009.11 (regarding reading letters at Regular meetings)

Change the date of the next meeting from November 11 to November 18 due to Veteran's Day

That bids be given to Marcos and Tom for study and recommendation and that up to \$50,000 out of our reserves be authorized to fix the roof.

To destroy all screening files more than two years old - rescinded

That we spend the \$1650 to get the appraisal done (insurance)

To keep the language in Article I Section 9(b)(2) as is

## **MOTION TEXT**

We give Tom (Maintenance Manager) 30 days in the unit while he finds an alternate place to live.

In the event of an emergency that poses an imminent legal threat, the General Manager, the President or Vice President shall each have the authority to call the attorney. Any two regular AV Board members shall also have that authority. An emergency is "an unforeseen combination of circumstances that calls for immediate action and/or presents an urgent need for relief". A report and rationale for the call must be provided at the next regular meeting.  
that the budget be accepted and submitted

to change Workers Comp from State Fund to Guard

that we pave over the expanded area of lot 43 that is currently used for parking

to accept the bid from Jim's Paving for \$33,690

to transfer the workman's comp insurance in excess of \$20,000 to the parking lot fund in the budget.

to include \$7000 in the parking lot bid to include the curb installation and to move the streetlight.

to try the postage machine for two years

to allow the Credit Union and their members to use the facilities (bathrooms) as soon as we lock the hall doors.

to allow Jim's Paving to do one of the parking bays at the rate of \$3500 for a complete job.

the Board will authorize 15 hours of Labor Advisor time

the Board make a resolution that the Labor Committee has legal authority to conduct negotiations

the Board allocate \$25 per maintenance employee for safety boots

to accept the new insurance

to allow Paula and Ron Kane to keep their raised beds

to rescind Motion J-114 and continue to use the current policy

to commend the work of "Neighbors Helping Neighbors" and allow them to continue to consult with the bookkeeper as needed.

that the office contact the City and ask that they fix the lake.

to get estimates to repair the sidewalk in front of the office and the administration building.

to send a letter to the new member at unit 180 explaining the policy about only the members being allowed to speak at the board meetings.

to file the letter from Roy Iwaki, Unit 415, re: Super Shed with the materials pertaining to the Conditional Use Permit with the Planning Committee.

to table the bid from Jim's Paving for Fact Finding.

## **MOTION TEXT**

that the next Board will set the date for the next Community Day.

to allow Mitch Myers to purchase the 2006 Yamaha Golf Cart to be used by AV Maintenance

to send a response to the members at units 503 and 579 stating that the letters have been filed as the matter has been resolved

to file the letter from unit 768 re Corp Codes 8814b, 7411, 8815.

to table the letter from unit 719 re: Parking

to table the issue of unit 543 re: non-residency to next week

to table the lissue of "the List of Renters"

to accept the changes to the Employee Handbook.

to terminate the MOC, Membership, and Occupancy rights of Unit 543 immediately.

that Mitch follows up with a phone call to member at Unit 729 (Virginia Rohme) explaining position of the Board and to remind her of the 5/27/10 date.

to raise the transfer fees by \$100 to be split 50/50 between the buyer and the seller.

to send a "tasteful arrangement of flowers" to Carol Campbell

to move tree in Chanslor Court and sidewalk repair estimate to next month's agenda

that the board forms a Fact Finding committee, to be headed by Karen Wargo and Esthela Diaz, to start working on the member handbook project. They are to report back in two months.

to put the proposed "Settlement Statement" on the agenda of the next Executive meeting for further review prior to sending it to the attorney to review and that he adjust it if necessary.

to accept the bid in the amount of \$15,000 from Preferred Plumbing & Drain provided that the bid incorporates the sewer system map and they've agreed to do all of them.

to reinstate the library with members of the book club taking responsibility of the upkeep -- and that AV maintenance be allowed to help with the installation of shelving.

to move the agenda

to allow "Rosie the Riviter Trust Board" to come and evaluate the AV Hall -- and if it is agreeable to them to let them have use of the hall for their Cocktail Party on April 30, 2011 at no charge -- and to make sure insurance is provided.

to table the issue of Sidewalk Repair to the next meeting.

to accept the price of \$2,500 for the painting of 224 W. Bissell.

to table the issue of "Settlement Statement between Buyer and Seller" to the next monthly meeting.

that the issue of Pit Bulls be moved to Fact Finding so that the board can do some research and come up with a "dangerous dog policy."

## MOTION TEXT

to recognize the "Friends of the Atchison Village Library" as a committee -- and that they must have two or three officers responsible.

to switch the position of the board table to be permanently in front of the windows.

to paint the letters on the AV sign on the corner of Atchison Village with reflective paint.

that we use California Concrete

that two board members will discuss the dollar amount with the contractor. The original contract is over. When the percentage of the original work done is agreed upon, the corresponding money balance will be applied to the 11K bid for fixing sewer laterals that we accept the bid of \$2,600 to add the slurry sealer to the asphalt to the parking lot and re-stripe it.

to set table agenda item "City Liaison Appointment" to the meeting.

to accept the bid from the Helsing Group in the amount of \$2,000 to do the Reserve Study

that any new windows installed be to complete a unit for permit purposes, structural damage or dry rot damages

to accept the budget

that in an emergency situation Mitch be authorized to call a computer consultant - either Computer Courage or LMI - until the board resolves which bid to accept.

to instruct maintenance to go over and inspect the problem and to fix if possible. If not able to fix then report back to the board. (this is in regard to the petition about the drainage problem in front of Barry Burgess's unit.)

that maintenance is allowed to proceed with replacing valves with thermostats when heater is serviced - at no charge to the member.

Wherefore it be resolved that the Late Charges Section of the Delinquent Policy be amended as follows (changes in bold type): *Late Charges. The corporation will assess only one late payment charge against a delinquent Special Assessment of Monthly Assessment (collectively "Assessment") or Repair Bill payment. If an Assessment or Repair Bill obligations remain unpaid 30 days after its due date, the Corporation will charge interest on the unpaid balance at the rate of one percent per month (twelve percent per year) **on all delinquent account balances which are \$100 or more from the date of delinquency, until the delinquent Assessment or Repair Bill is paid in full.*** Further, it be resolved that the 1% interest per month be applied to all remaining accounts for the period 1/1/10 through 12/31/2010 prior to the closing of the books at year end.

that the Office Manager send a letter to the people who signed the Petition re: surface water drain repairs on West Chanslor Ave.) saying that it cannot be fixed until Spring. It will then be fixed.

to send the to Fact Finding to review the current rental policy

to ask the Board members to waive notice to add "Sewer Lateral Problem on MacDonald and the two units taken over" to the agenda.

## **MOTION TEXT**

to allot \$100,000.00 from the Reserve Account for the main sewer line coming out to the street and that the Board be notified when the bids come in to make a decision.

to complete the rehab of units 459 and 563 in-house

to approve the bid from Professional Tree Cre Company in the amount of \$2520 to remove the Monterey Pine tree from 150 Garrard

that whoever wants to be on the Legal Audit Committee contact the Office Manager by the close of business on Wednesday, 1/19/2011 - and then, Mitch will set the date/time with the attorney

that for units taken back in the future - that the Maintenance Department go over a checklist and that the board to review the recommendations of the maintenance department prior to the work being done

that "Insurance bid" be added to the agenda for 2/9/2011 due to an emergency situation and to consent to waive notice to add this item to the agenda

to accept the bid from Traveler's Insurance for a total package amount of \$92,590

to accept the bid from Universe Painting in the amount of \$33,799

to table the issue of Sewer Lateral bids to allow Bill's Underground and Terra Nova to bid on the additional work. This is tabled until next week's Executive Meeting.

to send this issue to Attorney Allen (City of Richmond Smoking Ordinance)

to streamline the grant process between the Sewer Lateral Committee and the Board of Directors

to put together a folder on any projects that need to be continued for future boards

to accept the recommendations made by Bill to rehab units 543, 413, and 767 - with the caveat that individual board members be given five business days to go look at the units

to send a letter immediately to each member with a copy of the summary provided by the city on the Smoking Ordinance

to move \$102,382 from the Reserve Account to the Operations Account for 1) Major Replacement \$41,790 - Jim's Paving - Parking Lot 42; 2) Sidewalk repair \$22,862 and; 3) Painting (Universal Painting) \$37,730

to send this issue (SOS contract) to Fact Finding for further investigation - that Mitch work with Victoria Roberts, Jim and the finance Committee

to reject the proposal from Comcast

to accept the proposal of Boyd and Singleton and that they be allowed use of the Hall the first three Thursdays of the month if the hall is available (for language exchange)

to hire a person with plumbing skills for the maintenance department

to set a hearing with Member from unit 546 to discuss the issue of "alleged" stolen property (by houseguest)

## **MOTION TEXT**

to set a hearing with the "Party Planner" for 4/26/2011 at 7:00 p.m.

to invite the Richmond Museum of History to give AV a presentation.

to accept Howard Cook, unit 459, as a member of AVMHC

to approve the trimming of the tree at corner of Bissell and Collins by the arborist and to solicit two more bids.

to accept the proposed Mission Statement as amended. The Mission Statement reads as follows: - To preserve its 1941 structures as a World War II Home Front National Historical Site whose innovative environmental design serves as a pioneering example of sustainable, livable compact community housing. - To maintain the cooperative values of its founding members and provide affordable home ownership to an ethnically and generationally diverse population. - To align with Richmond's values both economic and environmental, and to partner with local organizations for the enhancement of our community.

that we allocate the first 45 minutes of the July Regular Meeting for the Engineering Department/Water Waste and that they will be included as the first order of business.

to accept the bid for Unit 413, 184 West. Chanslor received from Gabriel Ortega in the amount of \$76,500 if he qualifies - and if he does not qualify to accept the bid from the next highest bidder

to accept the bid from Terra Nova in the amount of \$72,000 to do the six buildings on Block 3

to authorize payment of \$14,179 to Terra Nova for the change orders

to accept the Reserve Study with the caveat that the suggested changes are made (change "full funding" to "threshold funding" and deleting the requested line)

to accept the bid from M&M Tree Service for the removal of the two Alder trees and to accept the bid from Professional Tree Care for the other times - excluding the root injection on the redwood tree

to transfer \$156,462.95 from the Reserves Account to the Operating Account - this includes Window, Plumbing and Labor costs

that there be a History Committee to be chaired by Marie Kochaver

that the board waives notice for this agenda item - and that AV writes a check for \$2400 payable to the City of Richmond for the 24 "certificates of compliance".

to accept the bid in the amount of \$56,750 from Marcos Vera and to start the process to see if he qualifies for membership. If he does not, start the process with the next highest bidder.

to earmark up to \$13,000 of the monies - when and if - received from the grants from the city to be spent on block 1 - #'s 5,7,9,11,13 and 15 W. Bissell

to accept the bid from Professional Tree Company in the amount of \$2,095 for the removal of trees - and to also remove the dangerous tree where the trunk is split.



## **MOTION TEXT**

to authorize Bill/Maintenance Supervisor funds up to \$12,000 for the purchase of a dump truck and compactor - and to dispose of the white truck that is on its last legs.

to double the amount of petty cash from \$1,000 to \$2,000 on a temporary basis - and that a purchase order be submitted in writing when making a request for cash.

to accept both proposals from Levy, Erlander & Company

to refer the issue of "proposed repair and auction of County held units to the attorney for clarification and to point us in the right direction

to revise the Reserve Study to reflect \$15,000 for the parking bay repairs

to send the same letter that was sent to the members in Esthela Diaz's parking bay to everyone in the village - and to put it in the newsletter.

that the Sewer Lateral Committee be allowed to proceed with mailing the letter to the City.

that the owners of problem trees (trees that are causing problems) be notified that they need to remove them or AV will remove them and charge the member/owner of the trees

to accept the final Reserve Study

to accept/approve Miriam Pollock's proposal for the paved benches

to buy licenses for File Maker Pro for four more stations - at an estimated cost of \$1800

to put aside the regular order of business in favor of a presentation from Chevron

to appoint Wendy Schwartz to the Board of Directors

to accept the Sewer Tax Rebate from the City of Richmond for all units of AV in one accounting adjustment and then to specially assess all units in one accounting adjustment in an amount equal to the Sewer Tax Lateral Reserve account. Notice will be placed in the newsletter and on a flyer.

to approve the expenditure of approximately \$2,163.00 for the Global Permit for Windows.

to approve a check made payable to the City of Richmond in the amount of \$600 for the Compliance certificates

to make the following adjustments to the Profit and Loss Budget vs. Actual (Jan thru Dec 2011) 1. Transfer the \$6,098.43 underage in Maintenance Equipment to Plumbing Supplies, and 2. Transfer \$3,500.00 of the underage in Sidewalk Repair to Hardware/Lumber.

to authorize up to \$500 for the General Manager to purchase a new computer with a dust cover for the maintenance department.

to authorize the office to apply for a secured credit card in the amount of \$10,000.

to invite Adam Lenz from the City of Richmond, and Grid Alternatives, to speak to the membership at a special meeting.

to invite CBE and their scientist to our next meeting to give a presentation in regard to Air Quality

to allow General Manager to do the online transfers

## **MOTION TEXT**

to establish a sewer lateral reserve account and that all grant fundraising rebates be placed into the Sewer Lateral Reserves

to follow our documents and the procedure outlined in Allen's letter re units given to the County

that the County be allowed to go forward with the sale of the unit referred to in Allen's letter dated 12/7/2011

to make the appropriate funds available to send two maintenance employees for Lead Certification training, for the program fees, and to purchase the necessary equipment as required by EPA

to accept the Historical Committee's generous offer. (hang a framed newspaper clipping)

to send the issue of "rules for side yard fences" to fact finding for some intensive fact finding.

to bring the Fact Finding information on side fences back to the membership at a special meeting.

that we approach the city to extend the red parking zone in the 200 block of Curry to the driveway - and that we ask for crosswalk stripes.

to respond to Chevron allowing them to put in the monitoring station.

to buy a filing cabinet and to set up a filing system by the end of March 2012

to accept the bid from Bay Risk Insurance for \$97,952 and to adjust the budget.

to accept the "No Smoking Resolution" submitted by Attorney Allen and that it be sent out to all the members as a flier - with a synopsis to be added to the newsletter.

to table the issue of solar panels for more fact finding

to accept the bid from Terra Nova in the amount of \$72,000 to do the six buildings on Block 3

to purchase a snake as requested by the maintenance supervisor

to change the Hall policy to state that deposit and application are due when the reservation is made, full fee and insurance due 15 days before the event. Cancellation would be due 15 days prior to event. After the 15 days, deposit will be retained by AV unless event is cancelled for significant reasons.

to notify members that we will be enforcing MOTION RE090804.03 and to also place something in the newsletter. The members are to be notified that there are two inspections - one from AV/Maintenance Supervisor and one from a Professional Home Inspector

to NOT consider the process of members purchasing windows and AV installing them.

to accept the SMOKING RESOLUTION as per Attorney Allen's recommendation.

to table the issue of solar panels

to table the issue of Raising the dues to fact finding - and to bring something more concrete to the next meeting. The issue is to be advertised in the newsletter. Vicki Sawicki will follow up with fact finding and Helan Smith will help.

that we have determined that up to one year is a "reasonable time" to assess and collect dues on units taken over by AV.

## **MOTION TEXT**

to transfer \$114,838.94 from the Reserve Account to the Operating Account

to transfer \$104,015 from the Reserve Account to the Sewer Laterals account.

to prune the eucalyptus in Ron Kane's front yard to save the tree - at the cost of \$1800.

to direct the General Manager to do some fact finding into the different programs/Accessible Transportation Solutions.

to send a letter to each member reflecting the sewer lateral rebate reduction in property tax for tax year 2011. The letter will provide an explanation for the adjustment.

to authorize the expenditure of \$3200 for certificates of compliance - to be broken up into two separate checks of \$1600 each.

to send item "how to deal with the sewer tax reduction" to fact finding.

that we raise the dues \$40/month per member effective June 1, 2012 - with a 30 day notice to be given - and that this money be earmarked for the Sewer Lateral Project. When the Sewer Lateral Project is complete the money will go into the General Reserve Fund.

to amend MOTION 11092011.05 to read as follows: to accept the Sewer Tax Rebate from the City of Richmond for all units of AV in one accounting adjustment to the Property Tax Income Account and then to specially assess all units in one accounting adjustment in an amount exactly equal to the Sewer Tax Rebate and then deposit into the Sewer Lateral Account.

that members will be given a two week notice to be mailed to them - with a follow up phone call - for work to be done on the Sewer Lateral Project and they will be financially responsible for any delays they cause - the approximate cost will be \$800 per hour delayed.

to send the issue of the gas valve to Fact Finding to see if the \$40 flow valve could be used.

to table the issue of "replacement /repair of existing wooden windows" to next month's agenda

to follow the attorney's advice and to forward the money from the Sellard unit to the State.

to authorize money from the Hall Reserves to paint the Hall via an outside contractor. The General Manager is authorized to collect bids.

to send agenda item "determine overhead charge to be added to unit #767" to fact finding

to authorize funds to repair the golf cart.

to accept the bid from Universe Painting in the amount of \$5,159.

to transfer from Reserves to Operating: \$12,218.06 out of Windows and \$6,951 out of Labor to reimburse the Operating Account.

to table agenda item: "Determine overhead charge to be added to Unit 767" to next month's agenda

to send the Reserve Study back to Helsing Group with correction per the Audit Report referring to the error on the beginning reserve balance

to issue three checks from the Sewer Account for compliance certificates: two for \$1000 each (for sections 2 and 3) and one for \$1,600 (for section 4) for a total of \$3600.

## **MOTION TEXT**

to transfer \$30,410 from reserves in order to pay for sewer section 4, with the understanding that when the check for \$30,410 does arrive from the City of Richmond it will go to reserves, not into the sewer account.

that any fines assessed by the City or other agencies as a result of a particular member that it be passed on to the member

to accept and approve the agreement with the AVEA employees, with a four year agreement and a wage freeze in the first year and a wage re-opener in the second year.

to proceed with the following: a. the Audit be sent out b. a request for volunteers to the vacant position is solicited c. the literature is translated in Spanish d. persons are deemed dedicated and interested in being involved

to reject the offer on the table, for GM on Easy Go Richmond

to adopt the 20% overhead charge addition (unit 767)

to accept the current contract with EIS, for copier services, which will yield a higher ppm, and good service

to proceed with the purchase of the Co-op Flag as recommended

to allow Open Forum of non-agenda items to be moved to beginning of the meetings, for 15 minutes or less, with ground rules implemented by both Victoria and Ron, and to be brought to the Board for approval at the next meeting

To list the Operations, Reserves and Tax account balances on the chalk board, prior to each Board Meeting for review by the membership

To place the "Open Forum" item of the Regular Board Meeting Agenda at the beginning of the meeting, and that the Board follows the agreed upon procedures. An article should also be placed in the August newsletter, explaining and inviting members to participate in the new "Open Forum"

To enforce Richmond Municipal code 11.78.020 part d, sections 1-2 regarding vehicle storage and that we write these sections into our parking rules. It is also the recommendation of the Board that all Members are properly informed of these rules in the newsletter.

To strike item #1 of Board Policy 1958 and re-write to read the following: "Every new Board Member shall be given a copy of Board Policy (amended 2012), and a Board approved summary (or internet location) of Roberts Rules of Order.

To strike the last sentence of item #7, the Board Policy 1958, and change it to the following: "They may address the Board during Open Forum. If they have written a letter and wish to address the Board, they must present at the time their letter is listed on the Agenda."

To revise Motion RE6122012.8 to read, "Move all water heaters to blisters as unit are rehabbed for auction."

To revise Motion RE6122012.9 to read, "That members are not allowed to make private arrangements with contractors hired by AVMHC while Corporation work is in progress."

To restore the Women's Club plaques to the Hall

To allow \$800 to be allocated towards expenses related to Community Day at the AVMHC

## **MOTION TEXT**

To accept bid received from M&M Tree Services, to cut one tree and to trim the one tree at 339 Chanslor Ave.

To accept the bid for Painting the 2 story buildings from Universe Painting, in the amount of \$30,439.00

To order fact finding for a search for Bulletin Board alternatives for decoration and bring the findings to the Board at the August 2012 meeting.

to accept Ron Kanes documentation regarding the Tree Policy, "Right Tree, Right Place."

To refer this item to fact finding for further investigation (fees for transfers of unit by inheritance)

to publish rules governing the storage and removal of all bins in the next newsletter, and to discuss further at the next months meeting.

to accept rescinding of motions RE03142012.04 and RE090804

to accept the quote of \$5700.00 from Levy Erlanger to prepare audit for all related financial documents

to accept the plan to sell or give away 3 racks and 2 boxes from the AV truck

to investigate the Veteran's Day Program on AVMHC premises and set aside the regular order of business to consider the request made by Red Oak Victory for Veteran's Day

to allow the Social Club access to use of the Hall twice per week for classes; and the date and time to be arranged with the front office

prune and remove trees at 180 West Chanslor

because of liability concerns, play structures will only be allowed in fenced yards. The office will send out a letter notifying members immediately.

to accept H&R Plumbing sewer bid and recommendation of the Sewer Lateral Committee regarding approval for add-ons and determining necessary change orders by the Sewer Lateral Committee for up to \$25,364, with significant oversight by AVMHC's maintenance manager

to sign up with the CDARS Bank agreement

to allow political signs to be displayed in yards no earlier than 30 days before elections. They must be removed no later than 10 days after elections.

to acquire a tree for every tree that is removed from property and get four trees to replace trees that have already been removed

to give the position of Secretary/Treasurer to Ron Kane

to keep the current size 32 gallon brown bins

to purchase inexpensive cork boards for decorations and upcoming events; buy four cork service boards and frame for the Hall

to approve \$14,000 to purchase windows to complete another 10 units by the end of the year

to authorize a check for \$3,600 to the City of Richmond for 36 Certificates of Compliance, for the current sewer project. Checks to be drafted as needed to apply for grants

## **MOTION TEXT**

to eliminate number 9 on the Board Policy and the motion that corresponds with the amendment

to accept the amended Board Policy, renumber the amended document, put it up on the website, and put copies in the office for board members to access

to clean carpet inside office space for \$160

to hold off on the garden inspections and work on the guidelines, write the rules to draft an appropriate letter for untidy yards

that we adopt the proposed 2013 budget

set the fee for the transfer of a unit by inheritance at \$250

set aside up to \$849 for the global permit

members who fail to appear for a scheduled hearing will be fined \$100 unless we have 48 hours notice of non-attendance. This wording will be incorporated in the hearing notice. The Board will take extenuating circumstances into consideration.

transfer \$7,500 from legal fees to trees

to accept the bid from M and M Tree Co. and to perform the services for trees in charts I,II,III.

To remove or prune the tree in chart IV depending on further fact finding. Total cost: \$12,100

to send letters to 157 W. Chanslor and 317 W. Chanslor informing them of their responsibility

to prune their trees and to offer to have the corporation prune them for the above cost. If

members do not prune them within 30 days, then we will prune them and charge the members before anyone removes a plant, or plants anything in a common area, they must address a

letter to the Board

the General Manager will look into getting more light for Collins Court

to replace Olivo Dallagiacomo with new board member Mely Villicana

to rescind Motions K27 (1971) and M81 (1973) regarding pet regulation found to be contradictory

that a total of 3 spayed or neutered cats and/or dogs are allowed per unit. Dogs are only allowed in units with fenced yards and the fence must be in good repair. Dogs may not be tied or chained in common areas, including front yards

that dangerous dogs are prohibited in Atchison Village. A dangerous dog is defined as any dog at large found to attack, menace, chase, display threatening or aggressive behavior or otherwise endanger the safety of any domestic animal or person,

to install either paved sidewalk or stepping stones at Unit 148, to be done by AVMHC staff.

Rescinded by motion RE06122013.05

to direct AVMHC staff to remove furniture and other contents of the room and to clean the cement floor with bleach.

to approve the Global Permit application/proposal of the City of Richmond

to hold a member workshop on February 27, 2013, at 7:00 p.m. to present what has been completed so far on the global permit application and to encourage member participation and comments

## **MOTION TEXT**

to approve \$2,925.00 to Eisen Environmental Y Construction Services for asbestos abatement of the ceiling in Unit 350 (Navajar), so that rehab work can continue.

To increase budget for workers comp insurance by \$4741.00 due to State Fund's "experience modification."

to approve the quote of Traveler's insurance for \$111,374

that M. Villicana and Martin be authorized to spend up to \$1500 to purchase a floor buffer

to acknowledge the necessary, unforeseen add-on costs because the sewer line did not follow the map, but instead went into the lateral for a different building and then went under the parking lot driveway, embedded in concrete

to continue block 3 urgent sewer lateral work: 6" line that connects our current project buildings to the city's main + the other 8 units in 3 buildings that connect to the same 6" line: 148, 146, 144 and 142 West Chanslor; 166 and 168 West Chanslor; 170 and 172 West Chanslor

to choose Bay Hawk's bid to replace thos laterals

to approve \$1200 for the 16 certificates of compliance

to publish the list of units that are scheduled to have double-paned windows installed as a result of motion RE11102010.05 along with the reason the unit is on the priority list. This list would be available in the office and on the AV website for members to review and should be updated regularly

that the members requiring new windows as a reselt of mobility or other health issues be added to the top of the list established in RE11102010.5. These members must provide written certification from a medical doctor explaining the reasons the new windows are necessary.

to pay \$1,493.31 for City of Richmond annual window permit fee

that the Hall Committee conduct fact finding on improved sound and projection systems.

that nuisance barking is defined as barking, whining or howling in a manner that is persistent and occurs for an extended period of time or on a repeated basis. When determining if barking is a violation, consideration will be given to the time of day, duration and frequency of barking. We strongly encourage members to communicate with each other first and then write a log of barking occurances before presenting them to the board for fact finding.

that members be notified by the Corporation when it receives complaints about barking. If the barking is determined by the Board to be a public nuisance, either through fact finding or a hearing, the member responsible may be required to change the conditions for housing the animal, may be levied a fine or in the case of extreme, repeated or continual violation, may be required to give up the animal.

to update bylaws by sending them to the attorney for review to suggest critical updates

to adopt K. Wargo's suggested beneficiary form after sending it to an attorney for review

to not opt out of the Light Green program and to investigate ramifications of Deep Green program

## **MOTION TEXT**

to increase the monthly transfer for insurance payments to \$9333 per month to cover the increase in insurance costs

To allow the National Park Service to have an event featuring AVMHC or Richmond history as sanctioned by the Board

to permit Luz Alvarez-Martinez to put up a paper directory listing the skills and trades available within AVMHC, but to include a disclaimer that this does not indicate that the Board in any way sponsors or endorses this list.

to accept the Bay Hawk bid for the sewer lateral follow-up to the emergency work on Block One

to use up to \$100 from the Hall account to purchase a sound mixer

to use up to \$1,500 to purchase a LCD projector, a screen and document camera for the Hall.

to adopt the newly updated tree permit and information sheet to be used by the membership.

to accept the bid from American Asphalt for \$21,866 and for the remainder of the budgeted \$60,000 to be used for the repair of sidewalks and installation of windows.

to adjust budget for increase in Worker's Compensation insurance from \$24,000 to \$29,146; to increase Property and Casualty insurance from \$101,873 to \$111,340.

to increase monthly transfer from First Bank Operations for Tax from \$37, 219.83 to \$38,083.33

to approve transfer for quarterly income for Hall of \$2409

that the AVMHC Board of Directors authorize GM Robert Stupack the blanket approval for sewer compliance fees of \$100 per instance.

to replace the gate at the specified location with an iron fence and gate

to plant trees in the common area in front of the three units currently being rehabbed

to dedicate 10% of the existing tree budget to the purchase and maintenance of trees

to adopt the fine schedule (revision #5)

for the rescission of motion RE12122012.06 (regarding paving)

to continue fact finding into the feasibility of constructing a sliding gate for rear access to the Hall; obtain bids for curb cuts and cement work; determine who is responsible for removing the pine tree and grinding its roots (obtain bids, if necessary).

to accept the bid from Bay Hawk of \$4,800 to scope and pothole the sewer lines running under 6 AV parking lots

to obtain three bids for termite eradication in Unit 109, including at least one bid that uses "green" methods,

to accept the bid of Bay Hawk to repair AVMHC sidewalks with trip and fall hazards.

to accept the bid of Universe Painting to paint where windows have been replaced

to increase the rent for the credit union by 10% (\$59) per month

to award the sewer lateral bid to Bay Hawk in the amount of \$199, 935



## **MOTION TEXT**

as part of the Summer 2013 sewer lateral project, to preauthorize change orders for replacing existing, permitted sewer laterals from sheds and tie them into the nearest 4" or 6" line, at a cost of \$600 per line if there is no concrete excavation; \$1,000 per line if there is, and it is estimated that there are six such lines.

that members be strongly encouraged to turn off water from any overflowing source, excluding backyards

to continue keeping members apprised of rule changes in the newsletter

to accept AV Music Jam's proposal, with the understanding that Credit Union business would take precedence in a scheduling conflict

to accept the donation of a keyboard for the use of AVMHC and to dispose of the upright piano which is in serious disrepair

to send letters to the people with fence like barriers around their common areas requesting their immediate removal.

to accept the AV LCD usage agreement

to accept the Non-Resident Member policy as put forward

to include member advisory votes at the yearly election meeting of the AVMHC Board of Directors

to put the following Member Advisory vote before the members: if the City of Richmond allows, do you approve of the Corporation installing locked security gates in the sound wall at the end of West Chanslor and West Bissell Avenues? (members will have keys)

if unable to obtain for no charge, to rent a dumpster in September for member's End of Summer Clean Up, not to exceed \$1500

to adopt the recommendation of the GM regarding \$47,943 received from Contra Costa County as a sewer tax rebate

to obtain estimates for a sprinkler system

to establish a policy to allow office staff to assign parking spaces after a board vote

to adopt the policy of the Board to decline purchase of units when offered by members

to support the drafting of an action plan with the object of educating members in ways to improve AVMHC stormwater with the ultimate ideal of compliance with the City of Richmond's stormwater program and possibly meeting rebate requirements

to approve the signing of engagement letters for Pro Forma Operating Budget and Funding Plan and Audited Financial Statements and Income Tax Returns with Levy, Erlanger and Co.

to replace the broken security camera in the office at a cost not to exceed \$1000

to retain the Exterior Announcement Board

to adopt the proposed inspection of yards guidelines

to accept lowest bid for termite eradication at Unit 109

for the formation of a committee to create, review and make recommendations at the next meeting on this issue

## **MOTION TEXT**

to table the discussion about the use of the Hall by UC Berkeley in Summer 2014, pending fact finding

to table discussion of Member Advisory Survey concerning fees for and exclusive use of second parking spaces

to table discussion of Member Advisory Survey concerning car washing in AVMHC

to obtain estimates for replacement of removed rain gutters

to accept, by acclamation, the Revenue section of the proposed 2014 AVMHC Budget

to remove the \$7,500 earmarked for the new vehicle, turn the blue truck (not to be replaced) in to the DMV to obtain a \$1000 rebate

to accept, by acclamation, the following changes in the 2014 budget: \$600 into Miscellaneous Membership Expenses; \$191,450 (based on the \$9000 rebate), if this amount is correct and substantiated by GM

to accept, by acclamation, the 2014 Budget section on Legal and Professional Fees, adjusting Legal Fees to \$35,000 (increase of \$5000) and adjusting Professional Fees (for Accounting) downward \$1000 (to \$7000)

to accept, by acclamation, the projected 2014 Budget section for \$81,500, without change

to reduce the Tree Maintenance section of the proposed 2014 Atchison Village Mutual Homes Corporation Budget to \$8000

to accept, by acclamation, the following 2014 Budget amounts: Tree Maintenance, \$8000; Sidewalk, \$30,000; Drainage, \$10,000; Master Plan Design, \$4000; Major Replacements, \$8000; Painting, \$60,000; Permits, \$7000

to accept, by acclamation, this section (windows-labor reserve?) of the proposed 2014 AVMHC Budget

To accept, by acclamation, this section (office supplies?) of the proposed 2014 AVMHC Budget, except for a reduction in Office Supplies to \$6000

to make the following adjustments to the proposed 2014 AVMHC Budget: Maintenance Salaries down to \$183,325.40; move \$32,350 from Maintenance Salaries to Salary Reserve; Reduce Summer Crew budget by \$5000; Increase Professional Development to \$5000

That, effective January 1, 2014, AVMHC dues will be increased by \$23 per unit, the 2014 AVMHC Budget is approved, and that members will be notified by December 1, 2013

to allow UC Berkeley to use the Hall on June 24, 2014, 3:00 p.m. - 4:30 p.m. and July 8, 2014, for a class lecture on World War II Bay Area History, with all the obligations and responsibilities required of any other group renting the hall

to permit the City of Richmond to use the Hall for a presentation on Obamacare, with all the obligations and responsibilities required of any other group renting the hall.

to adopt the draft Exterior Inspection Guidelines as submitted with the words "shrubs should be planted at least three feet from the siding" stricken from Section 2 of "Yards Inadequately Maintained."

for the rescission of motion 10142009.21 which states that all screening files more than two years old will be destroyed

## **MOTION TEXT**

to accept the bid from Bay Hawk for \$16,000 to repair the remaining trip and fall hazards throughout AVMHC

to reassign the parking space from unit 556 from 55-7 to 55-2

to cover the cost of moving two units' satellite dishes.

to table tree bids until a walk-through is completed that includes Tree Committee members and the arborist

to deny the application of Unit 171 to use Parking Space #42, in Lot 13

to accept the revised Storm Water Action Recommendations and put them forth for member consideration

to conduct a series of meetings with the membership to discuss budgetary considerations and processes, to occur in February 2014, on a Saturday with notice and information sent to members

to authorize the removal of the barbed wire from the front of the Administration Building

to allow the installation of a small dish antenna on the Community Building roof to provide free internet access to AVMHC members

to strike the stone pines near 25 W. Bissell and 337 W. Bissell from the 12/4/2014 tree estimates and accept a new contract for the care of the other thirteen trees, and to use savings to pay for a consulting arborist for a sit down with the tree committee.

to allow Marie Kochaver access to archived/ historical documents, and to arrange for an intern/ archivist to work with and access to same.

To hold the budget discussion, including the current year budget (2014) and discussion of the 10- year projected plan, with the members and AVMHC Board of Directors on Saturday February 1, 2014, at 11:00 to 1:00p.m.

to hold a second budget discussion, including the current year budget (2014) and discussion of the 10yr-projected plan, with the members and AVMHC Board of Directors. Failed, received no second..

to allow those living in interior units to store their garbage bin in the marked parking area.

TABLED.

To strike from any business or decision making/ requiring materials the words "and/or".

to form a subcommittee to review current inspection statuses, guidelines and related issues, and to authorize the subcommittee to make decisions, and recommendations and report back to the Board, and that letters will not go out until early next week, with the inclusion of the appeal language in the letters.

to authorize the Sewer Lateral Fundraising Committee to deposit the money in their account into the Sewer Lateral Account.

to authorize the CCCD to add Atchison Village Mutual Homes Corporation to the schedule of Bay Area tours of April 13, 2014, with Ron Kane and Elizabeth Claman as liaisons, if the CCCD has a certificate of insurance, or to waive the normal fee and insurance, if this becomes an AVMHC Board-sponsored event.

## **MOTION TEXT**

to approve the purchase and installation of an accordion- type door to close off the library, in an amount not to exceed \$300.

To accept Bay Hawk's bid for miscellaneous concrete work , including 160 Follett backyard, providing this is situated in a common area.

to provisionally set Community Day for Saturday August 16,2014, with the suggested theme of "The Beauty of Our Environment".

to add the follow to the Architectural and Yard standards: It is the responsibility of the Member to not allow or carry on any activities that create the following conditions: 1) Conditions which are physically dangerous;2) Conditions which attract or support pests; 3) Conditions that could present a fire hazard either now or in dry season' 4) Blight such as trash, garbage build up or hoarding; 5) Conditions which could damage the building; and 6) Unsanitary or unsafe conditions. As sated in the Atchison Village Mutual Ownership Contract, the Member will be required to correct these conditions. If they fail to do so, they will be corrected by the corporation

that AVMHC recognize the Electrical/ Plumbing Committee created by members to advise the board on electrical and plumbing maintenance and upgrades.

to allocate up to \$500 for a licensed electrical contractor to look at a representation of units to determine the present risks and possible options for upgrading including a written report.

to table discussion on the rain gutters throughout the village.

to fact find and obtain information, including cost, on solar and regular electric lights; to determine the problems associated with the current solar light; and to include associated costs with each type of light.

to table these proposals until next month after obtaining sufficient and adequate information on all proposals.

to accept the proposal for landscaping recommendations.

that maintenance workers make an effort by crawling underneath the unit, using a flashlight, to determine whether there are animals underneath units before closing vents, and to obtain ten Havahart traps.

for the rescission of motions EX 03122014.07 and EX 03122014.08.

to instruct the staff to stop using the Rosie the Riveter/ National Historical Park Association tagline.

to add three emergency sewer motions to the agenda.

to approve Terra Nova's bid for emergency replacement of the two sewer laterals from 206 and 214 Collins to the 4th connector line, including a new clean-out, back- flow device and Christy box for each unit and excavation and repair of concrete and wooden deck, job to be schedules as soon as approved.

to authorize payment to Bay Hawk, Inc., for April 9- 9 emergency repair of the collapsed 4" terra cotta sewer line for 126 and 128 W. Bissell and excavation and repair of concrete, installation of new clean-out and Christy Box, and clearing other clogged lines behind 136-142 Follett and 135 Chanslor, and scoping to check the rest of the line for breaks and blockages. (Lines did not follow map.)

## **MOTION TEXT**

to request an estimate from Bay Hawk to scope all sewer lines on block 2 (excluding those on the east side of Collins) in order to correct the sewer map and discover possible at-risk areas, and to authorize Bay Hawk for up to \$10,000 to do this work.

for the rescission of MOTION EX SP 03262014.04.

to purchase three new computers running Windows 7 operating system to replace existing AVMHC office computers running Windows XP from money budgeted for this purpose, in a amount not to exceed \$3000.

for the rescission of Parking Motions S-20, G=100, and E-25.

to adopt California Civil Code guidelines for towing vehicles in Atchison Village Mutual Homes Corporation parking lots and bays as follows: Atchison Village may tow vehicles \* with a registration expiration date in excess of six months before the date it is found in the Atchison Village Mutual Homes Corporation parking lot or bay; \* when vehicle is illegally parked and clocks the movement of a legally parked vehicle; \*the vehicle has been issued at least one notice of parking violation, and 96 hours have elapsed since the issuance of that notice; \* the vehicle is on private property and lack and engine, transmission, wheels, tires doors, windshield, or any other major part of equipment necessary to operate safely on the highways, Atchison Village has notified the local traffic law enforcement agency, and 24-hours have elapsed since that notification. (adapted from California Vehicle Code, Section 226580)

that the Board approve the City of Richmond proceeding with the hiring of an architect to draw a fence plan for Atchison Village with input from the members of AVMHC.

that henceforth, all documents prepared by the AVMHC office will bear the date of creation or revision.

that refinishing of the floors in the hall be conducted during the regular work week, during regular hours.

that the installation and/or use of artificial turf not be permitted at AVMHC.

to approve the request of member Kathleen Good for the organization Church and Society to hold a health fair within the next year (cleaning will be covered by donation).

To assign parking space 11.08 to unit 114.

that Gretchen Blaise develop a committee to explore renting the Hall to organizations outside Atchison Village Mutual Homes Corporation and its non-Atchison Village Village Mutual homes Corporation members in order to generate money for various needed projects within AVMHC; the Committee will draft a proposal for member and Board consideration; and that someone in Hall-adjacent unit participate in this Committee.

that members must be notified via agenda and the newsletter when the dollar amount or percent change of any proposed non- automatic dues increases, and that this be done before the Board votes on the dues increase.

to table discussion of the Free Use of Hall application.

## **MOTION TEXT**

whereas the current drought, now in its third year has East Bay Municipal Utility District (EBMUD) recommending a 1 percent voluntary reduction in water usage; and whereas, there are number if recommendations on how to reduce water usage (EBMUD Ecology Center, etc.); be it so resolved that on the back of the AVMHC June 2014 agenda, residents will be reminded of EBMUD's recommendation to voluntarily reduce water use by 0 percent, and that some of the water reduction suggestions to slow the flow and reduce water usage will appear on the back of the agenda.

to approve the addition of the Parking page and the Hall usage page to the Member Handbook.

that a letter be written to Megan Timberlake thanking her for her letter, and for her efforts in making the common area useable to her neighbors, and that the slab in the common are provided that the table is made available to other AVMHC members, and that she keeps the table safe and in good condition.

to add introduction of the new General Manager to the members to the top of the agenda. The motion was made Ron Kane and seconded by Vicki Sawicki.

to waive the "reading of the Notice of Hearing and Proof of Mailing".

to submit a letter to Paul Scolari, Director of Cultural & Historical Projects, Rosie the Riveter National Homefront Historical Park, Richmond, California, to proceed with the signs that designate AV as part of a National Historic Park - if we have say in the placement of the sign (for safety reasons) and in the choice of logo.

that the Corporation take care of the grinding of roots at 291 Curry.

that the GM be authorized to negotiate a corporate rate for emergency housing situations with local hotels - these include but are not limited to: Economy Inn, America's Best Vallue Inn and Extended Stay America

to accept the "Member Temporary Relocation Policy"

to transfer \$21,001 from Reserve to Operating to cover wages for installation of windows.

to send a letter to Page and Turnbull requesting that they correct their recommendations that were based on erroneous identification of electrical system as "knob and tube" when in realitiy it is Romax - and to amend recommendation based on erroneous assumptions. A copy of the letter is to be sent to the City - attn: Lena Velasquez.

to continue to approve fences under the existing 1967 Conditional Use Permit with dog eared, 6 foot fences - red stained or natural

that AV awards the bid for the 2014 Sewer Project to Terra Nova.

to pre-approve \$100 for each Certificate of Compliance application for the 2014 Sewer Project

to pre-approve change orders to replace pre-existig sewer lines from sheds (\$500 if no concrete and \$800 if concrete for the 2014 Sewer Project.

to pre-approve necessary relocations of key connections and/or lamp holes under sheds ot to exceed \$750 each for the 2014 Sewer Project

to approve the policy from Bay Risk in the amount of \$114,766.00 for 2014

## **MOTION TEXT**

to require a tree (and shrub) inspection in the area surrounding a unit prior to the transfer of membership. The inspection results are to be included in the unit's file so that the seller can prune or remove any problem tree (or shrubs) prior to unit being transferred.

to permit the General Manager to apply online for MCE Energy Saving Grants

to allow use of the Hall by the "Shareholder's Forum" on an ongoing basis provided that all members are notified of meeting times in the newsletter. The motion was made by Vicki Sawicki and seconded by Gretchen Blais

to transfer all funds that we have in Union Bank to United Labor immediately and to set up "sweeps" and implement them.

to explore the process as described by Nancy Blackstock as a way to obtain community participation and include suggestions we already have from attorney Allen and have the group report to the board. This committee would be open to members

to approve the \$2200 change order for removing the concrete-encased sewer line not under street, sidewalk or parking lot in subsection 1A. Cost includes jackhammering through 24 feet of concrete + old terra cotta sewer line and hauling off concrete.

to pre-approve change orders during the 2014 sewer project for additional concrete-encased lines not under the street, sidewalk or parking lot, not to exceed \$104 per linear foot.

to accept the Electrical recommendation from the AF FFC Committee dated 8/13/2014 to: 1. First have a qualified electrician inspect the particular unit to establish the overall integrity of the electrical wiring. Determine if there are any additional fixes or rewiring which go above and beyond our proposal and the recommendations in the Hazelton Report and address them. 2. Ground all outlets per Hazelton recommendations (surge protectors only protect when grounded). 3. Install GFCI in kitchens and bathrooms. 4. Add a new dedicated circuit in the kitchen to help address issue of overloaded circuits.

to accept the Plumbing recommendation from the AF FFC Committee dated 8/13/2014 to allocate up to \$1000.00 for a licensed plumbing contractor to inspect and evaluate a representation of our current plumbing system and advise us about our current condition with recommendations for remedy (equivalent to Hazelton).

to rescind motion REG02122014.05 to purchase \$300 accordion doors for the Hall library.

to direct the General Manager to find two or three door solutions to close off the library. The Board will then vote to select one, allowing a budget of up to \$1000 from the Hall Fund.

to subtract \$300 from the Hall Fund and add to the General Fund to pay for utilities

to have the General Manager write a cease and desist letter to "Andromeda" in regard to the watering of the community garden. The letter will include the following points: 1. Cease and desist 2. She may be responsible for any water use/fines 3. Offer her a chance to a hearing that after three (3) lawn letters in any calendar year, the fines schedule is applied to each succeeding letter

that going forward we will order double-hung windows for all new window replacements (average of \$154.56 more per unit)

that we invite all candidates to speak in the AVMHC hall to be followed by questions from the audience. The event will be open to AV and surrounding neighborhoods

## **MOTION TEXT**

to table the motion to require that Terra Nova take responsibility for the city's \$500 bond fees for their excavations and repairs in the streets during the 2014 Sewer Lateral Project and AV will pay \$150 per bond

to table agenda item "Accept attorney's revision to the 'residency policy'

that all new members with two or fewer occupants will be required to use the 20 gallon brown bins

to table agenda item "Approve Policy for Entering Residences

to allow Grid Alternatives to construct two pilot experimental solar installations on units in AV pending conformance with the City's historic building requirements. The member will sign an indemnity agreement that they take sole responsibility for any damage resulting thereof.

to approve the \$3500 change order for section 2E that includes numerous anomalies that needed to be corrected (lines that didn't follow the map, a crushed line that needed to be excavated and replaced open trench, old lines under concrete and a deck that had to be excavated open trench and rerouted).

to accept the bid from Universal Painting in the amount of \$13,300

to identify up to 16 additional buildings to be painted

to reconsider the prior motion (Motion RE10082014.06) to accept the bid from Universal Painting in the amount of \$13,300

to send letter to Page & Turnbull to request that they correct the misrepresentation noted throughout the report regarding electrical wiring

to purchase the water pressure reduction valves (at approx. \$600 each) and install them in order to reduce the pressure which in turn will help preserve our plumbing

to give the General Manager the authority to purchase, if deemed appropriate and cost effective, the high efficiency toilets, in order to take advantage of EBMUD's extension of rebates for these toilets

to allow Julie Frazier to conduct Yoga classes in the hall to AV members free of charge

to accept the revised bid from Award Painting Company in the amount of \$23,650.

to adopt the 2014-2015 Budget as presented.

to set a meeting with Helsing Reserve Study experts to go over what should be included (or not) in the reserve study.

to solicit three bids in the month of December to prune the trees surrounding the parking lot of the shop.

to accept the proposed language, submitted by Karen Wargo in her memo dated 2/6/2015, to the permit applications.

to accept the Board Email Policy dated 8/27/2014- with item 2 to be changed to read as: "if a response is needed the General Manager or Board will respond."

to hire Bay Hawk to help AV prepare for the 2015 sewer lateral project by verifying line configuration on Block 4, cost not to exceed \$3000.

to try to obtain two other bids for the tree work.



## **MOTION TEXT**

that during a drought that AV adopt the guidelines put out by the "State Water Board Drought Year Water Actions" and that a fine system would be applied.

to hire Leap Solutions to find a new General Manager.

to accept the request of Julie Frazier to hold yoga classes in hall during the day at no cost.

to allow Richmond CERT (Community Emergency Response Training) trainings in the auditorium.

to ban all Neonicotinoid pesticides by the Corporation.

to accept the City of Richmond's offer of a car share program.

to hire Barbara Postel as a part time. Temporary employee at \$18 per hour to inspect the 15 buildings for the seismic project in order to the information to the contractor.

to give approval to GRID Alternatives or any other contractor approved by the AV Board to install solar electric systems in AV and to require that the AV roof waiver be signed by any member who has a solar electric system installed before work can be started.

allow the City of Richmond's Car Share Cars to be parked on Curry St. in front of the AV office on the side closest to Collins St.

to approve the Nomination Meeting Agenda for 4/22/2015 - with correction to be made to the date of the Election meeting.

to hire a temporary gardener/handy person for a term of six months at a rate of \$15.30 (beginning Tech 1 rate) per hour

to allow Megan Timberlake to perform her play just prior to the Nomination Meeting on 4/22/2015 from 5:30 - 6:30 p.m.

to move \$250,000 from the Sewer Lateral Account to the Mechanics bank to be FDIC protected. This account is to last for the duration of the Sewer Lateral work

to hire a surveyor to look over the legal descriptions on the original and on the amended deeds.

to allow Grid Alternatives use of the Hall and to mail letters eligible for free Sloar Installations

to accept the bid from Jackson & Son Plumbing to install one water reduction valve and if there are no problems to continue with the other three - for a total of \$28,900

to contract Bay Area Community Land Trust to do an assessment of AV and the Board with a maximum cost of \$600

to put the job of retrofitting the 17 buildings already inspected and designed out for bid in order to contract out the work.

to hire two temporary part-time people to continue bolt inspections as well as complete visual undercarriage inspections. A seismic retrofit design for each inspected building as well as a maintenance report will be generated. Goal: six buildings a week. Proceed prioritizing the inspection and retrofitting of the 2 story 4-plexes to start

to allow the AV Neighborhood CERT Team, Social Club, Neighborhood Council, Crime Watch, and Shareholders Forum use of the Hall for the next year.

to form committees in front of the members

## **MOTION TEXT**

to consult with the attorney to see if there is a conflict to have employees on committees

to accept the committees

to approve request from GRID Alternatives for the following: Approve Solar-thon, use of the AV LOGO and member addresses for mailer, notice in the newsletter, use of the communal hall, AND to continue to work with GRID Alternatives and the attorney on the "Roof Waiver Agreement"

to inform member and to contract to remove the Eucalyptus tree behind Unit 515. The tree is directly atop the sewer lateral

to allow the President to sign the Quit Claim Deed (Parcel numbers: 538-012-003 and 538-012-004)

to approve the Levy, Erlanger Independent Auditor's Report

to approve committee changes

to allow John Monks use of the Hall for National Night Out

to award the bid to Bay Hawk Inc. for the 2015 Sewer Project

to pre-approve payment to contractor during the 2015 Sewer Project for any unexpected concrete-embedded lines under landscaped areas at \$104 per linear foot.

to pre-approve payment to contractor during the 2015 Sewer Project for replacement of already existing laterals from sheds @ \$650 if there is no concrete demolition and replacement; \$1250 if there is concrete demolition and replacement during the 2015 Sewer Project

to pre-approve \$155 for each of the 60 compliance certificates required for the 2015 Sewer Lateral Replacement Project, for a total of \$9,445.

that a committee of three appointed by the Chair, consider the question of Shelia Conn and to recommend an appropriate motion at next month's meeting.

to accept bid from American Asphalt in the amount of \$45,095.00 for reconstruction for parking bays 32, 65 and 72

to have a set time to have a sit down meeting with Laurie Wattell, Gretchen Blais, Norma Larson and the membership on Friday @ 10 a.m. in the Hall

to purchase wireless microphones for the board for a cost of around \$1000 from the Hall account

to postpone indefinitely the discussion on raising the monthly association fees due to the EBMUD increase

that the board is authorized to call David Shapiro when we need him at \$75 per hour

to research hiring outside contractors to redo in wall plumbing when a member remodels kitchen, to eliminate need to remove newer cabinets when the "plumbing project" starts

to waive notice and add item "Choose winning bid for Earthquake retrofit" to tonight's agenda

to allow the President of the board to schedule a meeting, by Friday - 8/14/2015 - to review the roof waiver and the recommendation from attorney Allen - and to make a decision by Friday

## **MOTION TEXT**

to hire Quake-Smart Construction/Serafim Reis to do the Earthquake Retrofit work

to postpone "Spanish Meeting"

to accept the JC Penny bid to replace the window coverings in the Hall, Library and Kitchen, and to authorize fund up to \$2000 for the replacement

to increase the expenditure for new microphones from \$1000 to \$2000

to allocate up to \$2000 to purchase two energy efficient refrigerator/freezer to replace the three that we have. Both would be top freezer and bottom refrigerator.

to postpone making the motion to hire a full time Tech 1 w/carpentry and plumbing skills to September's meeting

to pay \$158 instead of \$155 for each Compliance Certificate, retroactively to August 20, and moving forward for the remainder of the 2015 Sewer Lateral Replacement Project

to accept the Confidentiality Agreements with Davis Sterling Addendum

to accept the bid from Precise Construction in an amount not to exceed \$17,000 for the repair of Unit 116, 30 W. MacDonald Ave.

to adopt the Code of Conduct

to hire Helsing Group to do the Reserve Study

to continue the seismic retrofit work with the same contractor, price and specification beyond the original \$17,000 up to the budgeted amount of \$50,000

to add on the final 24 sewer laterals to finish the job this year

to amend motion YE-34 to allow the General Manager to sign checks if two of the three signers are not available

to approve emergency mold remediation and repair for Unit 726 up to \$17,000 AND installation if kitchen in the unit at 30 W. MacDonald for up to \$16,000

to approve and pay Bay Hawk's \$11,825 change order for block 4 for sewer work on Block 5, to approve Bay Hawk's additional \$2,900 for hand excavating through concrete to reroute the sewer lines for 356/358 West Bissell because an outbuilding was built on top of existing sewer lines.

to approve the 2016 Budget

to include the "letter to the membership" in newsletter. Re: John Pool lawsuit

to allow BACLT use of the Hall to have a meeting here on 2/6/2016

to amend line six (36 of motion RE12092015.04 from "Work must not in any way slow down the Village retrofit project" to "Work for the individual member shall be completely separate from the work done for the Village project."

## **MOTION TEXT**

that members shall be able to complete seismic retrofits on their buildings subject to the following: 1. All cost (labor and materials) is borne by the member 2. The contractor must come from an approved list provided by the General Manager 3. Member must have the permission of all the other residents in that building 4. If the cost is to be shared among members they will take all responsibility to make such arrangements. AVMHC is not to be involved in such arrangements 5. All work is to follow the plans provided by the Village 6. Work for the individual member shall be completely separate from the work done for the Village project. Any aspect not covered by the above will be discussed by the board and its findings will be final and not subject to appeal.

that Brende & Lamb Tree and Shrub Care be selected to safely prune the three Monterey Pines in the Corporation yard and to add on the Magnolia grandiflora at 343 West Chanslor

that the Bylaw Committee interview attorney Ann Rankin to evaluate her qualifications to be the attorney to review and rewrite legal sections of our bylaws

that the Board reserve the Hall for the Bylaw Committee and Rick Lewis to sponsor a town hall meeting and brainstorming session for the purpose of creating a member questionnaire.

that the various AV committees using the Hall have a joint meeting to voice needs for prioritizing space/money issues with the Hall

that Atchison Village offer individual delivery of the agenda and newsletter by email to members who request it

that the General Manager be able to spend up to \$2500.00 without a board motion if an item is in an already established budget category

that Serafim Reis continue the seismic/under-building inspections and retrofit for the 2016 budgeted amount of \$100,000

to accept the bids from Julian Tree Company on the following trees: 370 W. Bissell - acacia in backyard (prune away from roof) \$250 - to be charged to member; 16 Chanslor Court - the Italian Stone Pine in the backyard (safety prune) \$850 - to be charged to member; 15 Chanslor Court - large redwood tree in the backyard (safety prune) \$1400 - to be charged to member; 18 West Bissell - undertake immediate and urgent safety remediation measures for the large incense cedar in the backyard (removal fee) \$2000 - to be charged to member.

to have a support group "Neighbors for a Better Village" and to approve their use of the Hall

to remove the tree in front of 245 West Chanslor Avenue at the quoted cost of \$2000 within the next 60 days.

to hire Ann Rankin to assist Atchison Village in rewriting the legal portions of the bylaws

to reconsider motion to cut down eucalyptus tree at unit 546 because of improper notification on agenda

to have arborist meet with residents and with board members

## **MOTION TEXT**

to rescind MOTION RE02102016.05 *to remove the tree in front of 245 West Chanslor Avenue at the quoted cost of \$2000 within the next 60 days.*

that: 1. In the interests of accuracy and administration when a membership is transferred, the monthly amount of the dues payments will remain the same until the following period when all of the monthly amounts are recalculated based upon the new property tax bill;

2. The new member shall pay the supplemental property tax bill, allocable to that particular unit upon receipt by the corporation;

3. Language stating the above be added to the screening list of items to be agreed upon and initialed by the member, to be drafted by Karen Wargo and members of the Screening Committee;

4. The effective date of this motion shall be March 1, 2016; and

5. If any member, who has purchased a membership on or before January 1, 2015, requests a recalculation of their property tax amount and dues as per this motion, the staff will re-compute the amounts due under this motion and compare it to what the member has paid during that period. If there is a difference in the amounts, any excess paid by the member shall be refunded to the member and any deficiency shall be paid by the member.

to approve the ProForma Budget and mail to members

that we get consultation and estimates for triage work to make parking lots safe until such time they can be properly reconstructed and resurfaced

that we get estimates for reconstruction work for parking bays #33, #41, #54 and #55 added on to our contract with American Asphalt, and that we revise the bid specification to include keeping the openings to the French drains clear

to allow use of the Hall by the Auditing Committee for a Meeting with the Membership on March 16th at 7:00 p.m. The Corporation will distribute the flyer provided by the Audit Committee

that the General Manager proceed to get bids for painting of trim and the area around electrical connections to not exceed \$50,000 total budgeted amount. This will be done immediately following the March 21st walk-about and the creation of an inventory of buildings still needing to be painted

to allocate funds up to \$600 to install mosaic stepping stone path with mosaic stones created by members - and needed for landscaping

to approve the Notice of Annual Meeting for Nominations

to approve the AVMHC Financial Statements and Independent Auditor's Report years ended Decembers 31, 2015 and 2014

## **MOTION TEXT**

to have Jesse Brown with Earth Team prepare an orchard map in the fenced area just behind the main building. Earth Team is to include variations of the map with the concrete as it is now, and with the concrete "shortened" by one block. Once the area is mapped the proposal will return to the Board for consideration. Earth Team projects that the planting will take place in the fall

to add parking bays 33, 41, 54, 55 on to the American Asphalt Contract and to have Precision Concrete Cutting level out village sidewalks in Section 1 at a cost not to exceed \$6000

that we add to the contract with Precision Concrete Cutting, the evaluation and remediation of trip-and-fall hazards in walkways within Section 2, cost to not exceed \$7000

to allow Neighborhood Council, Crime Watch, Neighborhood CERT Team, Social Club, Yoga Club, Shareholders Quorum, and the other member groups use of the Hall for the next year.

to accept the committees - Fact Finding, Labor, Screening, Documents, Planning & Permits, Finance, Hall, Community Day, Building Maintenance, AV History, Parking, Tree, Newsletter, and By-laws.

that lawn-mowing contact information be collected and be provided to Members and be sent out with the lawn letters.

to accept members - Bennie Singleton, Permit; Ingrid Stephan, History and Community Day; Gerard Arbogast, Parking; Elizabeth Claman, Newsletter and Community Day; Carol Gould, Newsletter; Marie Kochaver, History; Barbara Postel, Building and Maintenance; Helan Smith, Hall - to the committees

that a meeting be set with interested Members on July 23rd at 10:00 a.m. in the AV Hall to give a Bylaws Committee progress report in which the Committee will also answer questions and listen to suggestions and comments for consideration by the committee and attorney.

that we re-open negotiations with the attorney from Grid Alternatives, this time with our attorney from Ann Rankin's office, to adjust the wording in our roof waiver so that it can meet the requirement of state solar energy grants and not conflict with our Bylaws.

to replace chair storage rack with a double tier folding chair caddy, for up to \$500, and approve purchase of an additional rack at the same price.

to allow Crime Watch use of the Hall for National Night Out on August 2, 2016.

to Review and Accept Bid: to paint trim and exposed area around electrical service connections of selected buildings including power washing specifications.

to budget \$600 for Community Day expenses.

that an ad hoc search committee consisting of the Labor Committee and one or two community members be formed to address the management needs created by the resignation of our General Manager. Interested community members must submit an application to the office.

to pay up to \$4,000 to replace Hall kitchen counters, the sink and the faucet.

to accept the Atchison Village Employees' Association (AVEA) contract as revised.

## **MOTION TEXT**

approve the Search Committee Charter.

that we post a redacted version of shed permits in the vicinity of the Member requesting the permit so that others will be given information that the shed is being built within compliance of AV regulation.

to add up to \$500 to the original motion to cover possible change in costs for the laminate countertop where the sink is and for refinishing of the original wood surface of the counters closest to the Hall.

to accept bid for plumbing replacement in 27 and 25 West Bissell from Houston Plumbing in the amount of \$9600 with the stipulation that they offer a 10 year warranty on all proposed work for leaks on re-pipe & five (5) year warranty on shower valves and shut of valves. If they do not, then accept bid from Albert Nahman Plumbing and Hearing.

that we abide by and clarify the existing newsletter policy: Summaries of the opinions of the members of Member Clubs and Organizations are opinions, and shall be published and distributed at the expense of those wishing to promote those opinions and not by the Membership at large. Member Clubs and Organizations may only publish factual information in the Riveter about their activities, agendas, and programs.

to donate the Kardex File Cabinet to the National Park Service

Allow the Richmond Art Center to use the Hall, at no charge, for a training day on Saturday, December 10, 2016. They will provide insurance.

Approve the Charter for the Planning and Permit Committee.

If the board establishes through the hearing process that a member's pet is making excessive noise (per Chapter 9:52 Community Noise Ordinance of the City of Richmond) the member will be required to stop such noise without abusing the pet or confining it unlawfully. Failure to prevent such noise can result in a \$100 fine per verified incident. Continuous violation may result in the member being required to remove the pet from Atchison Village.

Add-on to the contract with Houston Plumbing to re-plumb 2-story units that are being rehabbed or remodeled using money dedicated in the Plumbing Reserve of the Budget. (Contingent upon continuation of the 10 –year warrant).

Approve the revised Solar Panel Roof Waiver and Indemnity Agreement that allows AV members to qualify for State energy grants.

Hire a temporary general laborer at \$15 per hour for 15 – 20 hours a week to cold patch the potholes in parking lots throughout AV, for six month and then re-evaluate the job and extend if necessary.

Health & Environment Funders Network be allowed use of the Hall.

Add Marcie Zellner to the Labor Committee

Adopt a \$3.50 fee increase per unit (approximately 1%) beginning January 1, 2017.

## **MOTION TEXT**

Adopt reimbursement guidelines for Board and Committee Members. Main features of the policy: Reimbursement for amounts \$500 and over are paid by check and require the authorizing motion. Reimbursement for budgeted amounts under \$500 require a receipt. Unbudgeted expenditures of any amount require a motion.

to change rule #1, page 12, in the AV Handbook. (Members should keep all vents and siding clear of soil.) It will now be read as: Members will keep all plants, soil, decks (and other construction) six inches from foundation, air vents and siding.

to amend Motion RE11092016.06 to read as follows: to adopt a \$3.50 fee increase per unit (approximately 1%) ~~beginning January 1, 2017~~ to begin February 1, 2017.

approve 2017 Pro Forma Budget completed by Levy Erlinger.

to approve contract with Paychex to provide pre-tax retirement program for employees.

to raise the monthly AV Credit Union office space rent 10% - to \$825 effective February 2017.

to schedule a community meeting in the AV Hall on Wednesday, January 4, 2017 @ 7:00 pm to discuss interviews with four (4) professional management companies, potential costs of professional management and the status of the search for a community manager.

add onto the contract with Julian Tree Care Company funds from the tree budget to safety prune and remove the trees recommended by the Tree Committee.

have Common Interest Development prepare and contract for our review and to continue interviewing other management companies.

to accept policy guidelines for "probable cause" testing of employees suspected of being under the influence of drugs and/or alcohol.

to allow the use of the Hall for a posture class to be offered by Member, Amy Aldrich, which will be free and open to all Members.

to allow the use of the Hall to hold a Community Meeting by the Bylaws Committee on February 4th at 10:00 a.m. to discuss the final recommendations of the attorney and the Member questionnaire.

to add the following sentence to the end of the first paragraph of the Bylaws Charter Committee: This committee will be in effect until the bylaws process has been completed."

to allow the Baylaws Committee use of the Hall on March 1, 2017

to use the proposal from Collins Management to negotiate a contract for services - not to exceed \$6000 - and to have it reviewed by our attorney for signing

to add onto the contract with Julian Tree Care Company funds from the tree budget to safety prune and remove the trees recommended by the Tree Committee

to add to the contract with American Asphalt to repave lots 65, 57 and 52 - and to reseal lot 43 - inclusive of striping as appropriate - in amount not to exceed \$107,000

to transfer \$10,000 from the contingency fund to the Tree Fund to pay for trees damaged and removed as a result of storms



## **MOTION TEXT**

to transfer \$10,000 from the contingency fund to pay the insurance deductible and temporary housing for residents in unit 101.

the board approved the Nominating Agenda as amended to exclude Board Member's names  
the board approved Levy, Erlanger & Company's engagement letter dated March 22, 2017 to audit the financial statements of the Corporation and prepare the Corporation's federal and state tax returns for year ending December 31, 2016 for a cost not to exceed \$4345.00  
the board approved to proceed with the Labor Committee's recommended candidate and to begin offer negotiations

the board review the Draft Audit report submitted by Levy, Erlanger & Company on 4/25/17  
to allow the use of the Hall for a group titled "All of Us"

the board approved Varsity Painting bid 4/17/17 for the painting of Phase 1 for \$24,200 and will approve phase 2 for \$16,500 after inspection and depending on the satisfaction of work of phase 1

the board approved to accept Annual Meeting with the following amendments; to add GRID Alternatives presentation, while waiting for a quorum to be held from 7:30 - 7:50 p.m.  
board reviewed a bid from Trip Stop from 5/1/17 to repair 1,684 lineal feet of sidewalk by saw cutting for \$14,402.05. G. Blais looked over bid and stated Trip Stop was very detailed with the location of every trip hazard in the concrete. L. Alvarez Martinez also stated Trip Stop provided a long detailed list for every crack, trip and life in the concrete and was impressed with the thoroughness  
Board reviewed a bid from Barrera & Co. from 4/6/17 to prepare level 1 reserve study for \$2,520.

to approve hiring a new Maintenance Tech I or II

motion to create a communication committee to be further developed.

to accept the Engagement Letter (CPA Engagement Letter)

to transfer funds from the sewer lateral account to the Union bank reserve account

No motions were made at this meeting

to accept the bid provided by Vortex for the amount of \$7539.35 for parking lot 11 gate repairs

to move \$100,000 from the two business accounts into CD's

to rescind the motion restricting members from pre-paying dues adopted in 1995

to have the Board hire Benjamin Petty and Garland Petty at the rate of \$25

to approved Bay Hawk concrete repair proposal of \$3,960.00

## **MOTION TEXT**

to approved trip stop proposal for \$9,059.00 and pay the amount out of 2017 budget also to have trip stop provide a larger map of the areas in need of repair.

to hire Alicia Becerra for the available position

The Board approved the Engagement Letter For BHLF LLP dated December 7, 2017 to perform the 2018 audit on the books from 2017 for \$5,500.00.

The Board approved an estimate from Julian Tree Care to Trim and remove trees throughout the Village for \$13,957.00, \$2,158 of this cost will be billed to individual members.

The Board approved a motion to begin advertising for a general manager.

to appoint E. Cobey to vice president.

to hire paycheck to provide HR Services for additional \$640.00 a month. R. Cook seconded and motion passed unanimously.

to document rehab projects (before and after) to evidence responsibility for the cost of repairs to approve the reservation of the Hall for the GRID Solarthon, GRID providing insurance for Hall coverage

to add \$12,000 to the Earthquake Retrofit fund from the Hall Fund

approve proposal from American Asphalt dated February 8, 2018, for \$122,555 to pave the maintenance lot, lots 34 and 53

to approve applying for a Chase Credit Card with a \$15,000 limit

to approve an Emergency Policy and Procedure for calls to management after-hours

to send the revisions to attorney Hahn, Motion to include a cap on cost to \$6000, and exceeding \$6000 requires Board Approval.

to authorize the purchase of a new stove for the hall in the amount of \$600.00 using funds from the hall fund.

Motion to approved quote to increase crime insurance to \$1,500,000 per civil code recommendation-\$1,512.00

No motions were made at this meeting

to add an Insurance Committee

accept the highest bid of \$170,000 from Ruben Garcia

all forms, letters, documents, records, reports, minutes, announcements, flyers must be dated and signed or properly cited. Revised documents must contain original date and new date. For correspondence, reference initials of writer and typist must be given after the signature information. All documents and things must be made available to the Board members upon request.

to accept the contract from East Bay Energy Watch to retrofit lights in the Community Building

## **MOTION TEXT**

to raise the minimum bid (for auction units) to cover costs, including rehab and legal fees

to prohibit members with balances from renting the Hall

that we have Board oversight of plumbing and furnishing replacements from initial work order to evaluating the completed job. This oversight is for six months and is to be by an experienced builder without financial interest in the job. The facts gathered will be use to propose criteria and a clear chain of supervision for plumbing emergencies and all replacements.

to accept the new screening document with the recommended changes

to disallow bounce houses, inflatable temporary play structures, and/or trampolines in AV or there will be \$1000 fine for first-time violators. Includes all common areas, backyards. Members who deflate the structures immediately and return them do not have to pay the fine.

to solicit three bids to repair the damage from the dry rot

to reimburse Katherine Bell \$275 for equipment and supplies for the garden

to put signs in Spanish and English discouraging damage to the garden and to make a written policy to hold renters accountable for damage to the area

to accept the highest valid bid of \$102,000 from Hamzah Awnallah

to stop the practice of paying \$100 per day for housing costs when members are displaced due to work on their unit

that two board members must approve all expenditures, and with this action, Motion RE12092015.14 be rescinded

that we accept the bid from Mike Fuhrman for Option 2 in the amount of \$34,750

that Marie Kochaver not be reimbursed for the water heater

that rent be increased for the Credit Union to \$900 per month effective January 1, 2019

that if there are any fees associated with a new water heater that the member will have to pay those fees

to approve GRID's use of the Hall

to approve the estimate for the trees in the amount of \$15,000 with \$500 for new trees and members being chared for the amount of their trees.

to approve funds to tune the piano in the Hall

to hire Smith Office Solutions (SOS) to assist in setting up financial management system

to disallow people from living in vehicles in AV parking lots and bays. To not allow extension cords to run from a unit to a non-electric vehicle

to start looking for a General Manager

to find the best rate and invest in CDs at Union Bank. The Finance Committee will be in charge of this

## **MOTION TEXT**

to hire Levy & Earlinger to prepare an outside audit. Engage in the audit after SOS gets our accounts in order to make sure we have clear financial records

purchase \$600,000 in three different CDs. One for 3 months, 9 months, and 12 months

to approve funds to have corporate attorney, Jeffrey Allen, review bylaws

to raise all dues to \$15 and all of the \$15 is to be put into the reserves starting April 1st

to approve 2019 budget

to allow GRID to have Solarthon, install solar panels on 16 units, using Hall for celebration after

to allow the children of Atchison Village members to have a fundraiser in the Hall for a camping trip

to accept the 2019/2020 insurance packet

to hire American Asphalt and accept bid to repair lots 11, 35 and 61 for the total of \$165,810.00

to accept first bid from IVS for \$1,400.88 (for a gate on a walk way)

to approve office electrical upgrade bid from Zediker Electric for the amount of \$4,600.

to remove motion to hire temporary gardener part-time off the agenda

to add Breana George and Jeanne Comaskey to serve on the General Manager Search Committee

all payment plans for monthly dues shall only be negotiated by a member of the Finance Committee. To be ratified at the next executive board meeting

to terminate a portion of Paychex support, saving approximately \$7,5000 a year

To close meeting and move the rest of the motions and discussion to next month's.

To accept minutes as amended made by Martha.

To add four members; Hamza Awnallah Daphne Schrampf, Michelle Finley, and Bob Jones.

To hang art from the free art class. Motion made Luz

All BOD members shall have the opportunity to review the draft Riveter before its published.

Motion made by Linda

To post the job description and begin this search for a new manager.

To have an outside inspector look at the rehabs, bring it up to code and do minimum upgrades recommended by the outside inspector.

To have minute drafts be available to the board within one week of meeting and this extends to board members.

To form a board/member committee to study whether our dues are spread fairly across 1/2/3 bedroom units.

## **MOTION TEXT**

To waive the reading of and accept the minutes for the Nominating meeting 4/25/18. The motion was made by V. Sawicki. A second was received.

to close nominations from the floor for the Nominating Committee. The motion was made by R. Cerda

To allocate 65 per person to have AV Staff take CPR class.

To hire someone to assess the extent of 1,200 sewer problem Block 1

To hire motion to hire a Spanish translator for election night

Judy Andreas made a motion to accept the suggestion to hire a Spanish translation service for six months at a cost of 80 per month (40 per hour).

Esthela Diaz made a motion to accept the minutes of the meeting of June 12, 2019.

Judy Andreas made a motion to rescind the October 2018 banning bounce houses. Upon further discussion a motion was made to impose a one month ban on bounce until the details surrounding insurance and enforcement can be sorted out.

A motion to host the Nation night out Crime watch and Neighborhood

Esthela Diaz made a motion that a work order for a new faucet be generated and the repairs be made.

Judy made a motion to accept this standard for Bounce House Insurance.

As we began to near adjournment time, Jan Gilbrecht asked for a motion to continue for 15 minutes. Esthela made a motion to 9:05pm

Ritchie Cook Made a motion to accept the minutes as corrected.

To have Bay area jump registered with Atchison Village as an additional insured on any Bounce House event contracts.

Linda moved to extend the meeting to 9:30. Michael seconded the motion.

to allow the Social Club, Crime watch and CERT to flyers on the hall door.

to accept minutes as corrected

Judy Andreas made a motion to adjourn the meeting,

to allocate no more than \$10K for the special tax attorney and starting with a \$5k retainer.

approve minutes of the regular meeting on October 23, 2019

to close open forum.

for the board to authorize specified duties and obligations as how the board would like for the labor/Maintenance committee to operate.

## **MOTION TEXT**

minutes approved with corrections. Corrections included misspellings of residents names. There were also specific individuals that were mentioned during the december meeting as having passed away when there were not.

to allocate \$3k to research the possibility of forensic auditing for AV

## **MARCH - APRIL- MAY MEETINGS CANCELED DUE TO COVID-19 AND SHELTER IN PLACE BY COUNTY**

Approve of new membership for Zach McDonald and Renee Olivas

To conduct election of new auditing committee by mail ballot, with current auditing committee to remain in place until the election is completed.

To rescind the board policy of November 13, 2019 that gave certain powers and responsibilities to the then-existing Labor and maintenance committee.

to add an advisory referendum on the question of expanding AV Credit union rental space into the library question to appear on the Audit committee election ballot.

to continue regular board meetings via video conference until county health orders allow in person meetings

to suspend the rules to eliminate the pledge of allegiance at the beginning of meetings over video conference.

to sign a contract with Yardi for access of their product.

to extend the meeting another 20 minutes

to accept the 2020 Nominating Committee Resolution for the new 2020 Board of Directors

to extend the meeting another 20 minutes

made a motion to adjourn the meeting.

amend the budget to add 79,980 for staff salaries and 23,944

to adopt policy prohibiting members from leaving pet food outside unless the member is present.

to begin talks with the credit union regarding a larger lease amount and other potential uses for that space.

to adopt the updated board policy regarding member responsibilities.

to accept MCE's offer to provide installation of four (4) level 2 charging stations at no cost to Atchison Village. To support the city's work to approve new diagonal parking spots on city property along the basketball court area on Curry ST, spots to remain the responsibility of the city. All ongoing cost including but not limited to electricity, internet and maintenance will be paid by the users. No cost will fall on members not using this service.

## **MOTION TEXT**

moves to extend the meeting up to 30 minutes.

moves to adjourn meeting.

moves recordings of general meetings will be made available

amend motion from previous notes: Martha made a motion to begin talks with the credit union regarding a larger lease amount and other solutions for expanded credit union space.

to extend the meeting another 30 minutes

Work with legal counsel to develop a response to the Rent Board determination and make and appeal.

moves to accept Gregory Waller, Candy Despain and Nobuko Despain and Richard Wessell approve lease for Credit Union expansion into library space. Tara moves to approve the recommendations made by Jim.

discuss and adopt the confidentiality to approve the policy as included and Ritchie seconds to place water bill savings into Reserve Funds- motion is tabled until next meeting \*\* see motion on page insert 9/9

move that the 66472 reduced sewer assessments for 20-21 on the village Tax bill should be used to increase the Reserve Account for future repairs. This will have an impact of a next zero change in 2021 dues payments.

moves to have the Board spend time pursuing more information on the 33,000 option.

moves to accept an adoption of a new website once it has been completed and approved.

moves to extend the meeting up to 11pm.

to approve the position that Civil Code 4741 does not apply to AVMHC for purposes of rental restrictions.

To approve minutes of 11/11/2020

Approve 2450 contract with Julian Tree Care to prune a tree from overhead lines and to remove another.

Approved of Nov.11, Nov.23, December 16, June 13 and June 23 2020

Approved the budget for 2021

To appoint an Ad-hoc committee to research rentals in the Village including home rentals and backyard shed rentals.

Change all brown trash tubs from large to small containers allowing member to request to return to a large container for same fee.

Approve agenda

## **MOTION TEXT**

to approve contract with contract with Julian Tree Care for the for the the following on west chanslor trim around and clear lines \$725 on W Bissell Remove small pine \$200, Member tree on W Bissell \$875 ( with Committee)

Approvals of minutes for February

To cancel 2021 membership meetings due to the pandemic

To accept nminations for the three person 2021

to approve AVEA Contract revisions.

to dissslove the tree and ad hoc water committees and to create a new Green Committees

extend the meeting untill 10pm

members not to be allowed to plant cactus of any type in the common areas.

contracts under \$500 require approval of the General Manager contracts between \$500-

\$2499.99 require the approval of the Board President who shall inform the officers the

contacts between \$2500 and \$9,999.99 require the approval of the officers, who shall inform the board; that contracts of \$10,000 or more shall require Board approval.

Approval of Agenda

Approval of minutes For March 2021..Bob Request that IV.B remove "into homes through the windows." Laurie New Business VII.C edited to add the last name of Nick Jones.

Remove a dead cedar at West Bissell Ave cul de sac. The cost should be \$600.

To accept \$100,000 Paycheck Protection Program grant from federal government.

Laurie Wattell dissolve the 2016 ad hoc committee that was convened to the complete a proposed legally compliant Phase 1 bylaws draft.

To begin Phase 2 of Bylaws Charter Ratification- by convening a committee headed by one Board Member. The Phase 2 Committee Board Chair would be taked with determining a mininmim of 3 ( three) and a maximum of 5(five) Members. The Phase 2 committee would then decide how to conduct the Member votes through door to door petition by mail-in ballot or through other measures that may be needed during the pandemic. Ratification requires 226 (two hundred twenty-six) Member yes votes. The committee Board Chair is tasked with updating at the AV Board and Members every 90 days with the current status of the ratification voting process until completion.

approve agenda with the changes

to accept Valeria and Kared as new staff members

to transfer 200,000 from Chase Bank to Union Bank and purchase three 90-day CDS for 250,00 each (total of & 750,00) from Union Bank account.



## **MOTION TEXT**

to distribute printed copies of the riverter to all members who do not receive it electronically and have copies available in the office.

to conserve water usage on EBMUD guidelines and include the following: hand water only of outdoor areas; washing cars with buckets of water; all hoses must have shut off nozzles at the end of the hose and must be shut off at the faucet. According to the current fine schedule, charges will be levied on Members who allow their watering to flow onto the sidewalk, pathways or into the street gutters.

To say thank you to the committee and club volunteers of 2020-2021

Bob moves to extend the meeting 15 minutes

moves to adjourn meeting

approve agenda with the addition of a motion on electing the Auditin Committee under New Business

approval of minutes

to the extend that the following is consistent with guidance and regulation from the state of California CC count health authorities and Cal Osha AV will reopen the hall and office as of June 15 under the following protocol:

to approve the agenda Two amendments were proposed regarding the Auditing Committee and Hall use.

Made a motion to amend Board Policy

the general manager will draft a preliminary budget in the fall to be presented to the fianance committee and the audit committee for a review and for the consideration of the full board Letters specifying detailed requirements, including final sealed bid acceptance date for contracts over \$10,000 are to be send out requesting bids on services and/or equipment desired Officers and other members of the outgoing Board will arrange a meeting with incoming Board Member to brief them regarding legal and personal matters before the Corporation. All outgoing and incoming Board Members will be invited

Made a motion to extend the meeting until 10 pm

to approve 3 elected Auditing Committee Members- Vicki Sawicki-Linda Ardakani- Peter Dobson

to destroy ballots from the 2021 board election

to allow Social Club Neighbors helping Neighbors. CERT, Neighborhood Council and Crime Watch and Garden Club use of hall at no charge.

to adjourn made by Tara Ayes

to approve the agenda

## **MOTION TEXT**

In keeping with the recommendation of the 2009 Mini Historic Structures Report regarding repair or replacement of a historic feature, replace the original redwood siding with a matching material for repairs to building corners.

For Atchison Village to limit hard or extensive tree trimming to begin after the first chill in the fall until April of the following year. Or from November to April. When trees are dormant.

Unless there is an emergency requiring action.

To plant a garden of Peace Roses outside the Corporation Office at 270 Curry to commemorate the 65th anniversary of the AVMHC.

To adjourn

to approve agenda

to corrects minutes of July 2021 by adding a copy of the Board Policy document then approved.

To rescind Motion RE09092020.04 to accept MCE's offer to provide installation of four(4) Level 2 charging stations at no cost to Atchison village. To support the city's work to approve new diagonal parking spots on city property along the basketball court area on Curry St. sport to remain the responsibility. All ongoing costs including but not limited electricity, internet and maintenance will be paid by the users. No cost will fall on the members not using the service.

To rescind motion RE02102121.02. as amended to approve proposal by Enel X North America for EV charging stations. If the expenses exceed costs, user will pay the difference. To adopt in place of these motions. the following new motion: to install four public curbside EV charging stations using a \$40,000 rebate and total project cost.

to separate recissions from new motion

To install four curbside EV Charging stations using \$40,000 rebate from MCE and an investment from Atchison Village to cover the difference between the rebate and total project cost. Total cost not exceed \_\_\_\_\_, dependent upon receiving a proposal that corresponds to our locations requests- 2 spaces in front of the administration building and 2 spaces on the side.

to postpone a vote until the next meeting.

to require proof of COVID vaccination in order to enter the Atchison Village office or library or attend indoor meeting in the AV Hall.

to extend meeting by 30 mins

to prostone the rest of the agenda and move to Open Forum.

to approve agenda. Item A, unfinished Business was moved below other items in Unfinished Business with this change the agenda was unanimously approved.

to approve minutes for August 2021 and September 2021. Minutes approved as written, without objection.

## MOTION TEXT

To hire a maintenance manager with responsibility for the overall operation of the maintenance department, part time at 50% of full time equivalent \$90,000-\$95,000 per year.

To adopt a reasonable accommodations policy for all volunteers and staff members of AVMHC [ Reasonable Accommodations Policy- Atchison Village Mutual Homes Corporation. September 2021.]

To install for public curbside EV Charging stations using a \$40,000 rebate from MCE and an investment from Atchison Village to cover the difference between the rebate and total project cost. Total costs should not exceed \$90,000, dependent upon receiving a proposal that corresponds to our location request- 2 spaces in front of the administration building and 2 spaces on the side.

approve agenda

minutes were approved without corrections

to adopt the new Parking Policy proposed by the parking Committee.

moved to amend the 1st bullet point of the policy to read: " All units with driveways will no longer be assigned a parking space. Usually driveways can accommodate two to three cars. Current members with driveways will retain one already assigned parking space."

moved to amend the last bullet point of the Policy to read:" The extra parking spaces will be given away through lottery system. The winners of the lottery will pay monthly fee of \$25 for the extra parking space which will go towards parking lot repair and construction. The lottery is for life of the membership unless the parking space assignee chooses to forfeit the space.

**NO member can have more than one(1) extra parking space."**

"By January 1, 2022 the Parking Committee will institute a timely appeals process to consider any exceptions to the Policy. All appeals will be considered with a reasonable time period.

moved to table the rest of the agenda and skip to item 7.b.

to hire a half time general manager at a starting salary of no more than \$50,000/year

proposed an amendment to the motion: The process will begin following the process to hire a maintenance manager. Half-time will be amended to read"part-time."

to install the current supply of 50 single-hung windows in units scheduled for window replacement, unless a member specifically requests double hung windows.

to approve the policies recommended by Travelers underwriting regarding employee drivers licenses and driving records. In effect immediately for non represented employees and to be added to negotiations for employees represented by the AVEA.

to approve non-fee use of the Hall to Grid Alternatives and to Generations Vision for the future. Grid provided programs for youth, including several AV residents. These groups use use of the Hall is to be scheduled by AV staff. This approval is contingent on their following all hall policies including the Covid safety protocol that is in place at the time of their event.

to approve the 2022 budget as amended

## **MOTION TEXT**

to hire Sal Romano as temporary maintenance manager, for 2 days per week at an hourly rate of \$65, while a recruitment for a permanent maintenance manager is being conducted.

To require full proof of vaccination, in compliance with current CDC guidelines, in order to enter the Atchison village office or library, or to attend indoor meetings in the AV Hall.

In an emergency, if necessary to spend beyond the already established spending authority of the officers and staff, officers shall call all board members to seek input, followed by an email to the entire board informing them of the emergency and action taken. The membership shall be informed of a contract entered into on an emergency basis at the next scheduled board meeting. In order to provide guidance on emergencies the maintenance Manager shall work with maintenance committee to draft a comprehensive Maintenance Emergency Policy. To be approved at the March meeting of the board of directors.

To implement the proposed ITS upgrade for the AV office presented by Ryan Fernandes, which includes acquisition of new computer and networking equipment and technical labor. This requires a correction to budget line item 5500-3 to add \$6,375 for equipment, a correction to line item 50302 to add \$12,800 for technical labor and a correction line item 5550-2 to add \$5220 for software.

That the Parking committee draft a budget for the costs of implementing the November 2021 Parking Policy.

to approve the policy on length of Retention for particular categories of records.

Plumbing and electrical upgrades will be an automatic part of kitchen and bathroom remodels, emergency or planned, and the corporation will be responsible for their cost.

Approve the AVMHC-AVEA tentative agreement for 2022-2025

Approve renewal of Atchison Village insurance coverage for 2022 with travelers with and insurance in property deductible from \$5000 to \$10,000, thereby reducing the annual premium by \$12,443

Atchison Village shall report all incidents reported to the board of Directors concerning member pets to animal control.

Approve minutes of 4-19-2022 regular board meeting (typed from a recording of the meeting.)

To resume the elections process used prior to 2020: meeting to elect the Nominating Committee, and to open nominations for Board of Directors Candidates, on Wednesday, April 27th, 2022. Voting is mainly in person on Election day (May 25th) with members able to request absentee ballots.

To add \$18,200 to the budget for maintenance staff in order to recruit a plumber in the title of skilled/ licensed Maintenance at \$40.00/hr

Approve bid from Julian Tree Care for tree trimming (total cost to village, \$8,125].

## **MOTION TEXT**

Approve a one-time stipend of \$2,000 to intern Mini Vitetta in recognition of her volunteer effort of 10 hours per week cataloging and archiving Atchison Village Documents

The Board of directors must inform the membership before tendering any property or liability claim to AVMHC's insurer.

Board Officers may not settle any legal case without consulting first with entire board.

The AV resume enforcing the existing Delinquency Policy

to allow visitors in the AV office 9:00 am - 12 pm and 1:00- 4:30 pm with no appointments necessary, and masks required.

to rescind motion 01122022.01 which reads, "to require proof of full COVID vaccination, in compliance with current CDC guidelines, in order to enter the Atchison Village office or library, or attend indoor meetings in AV Hall

to approve an addition to Documents Retention Policy of February 9, 2022. The addition covers the process for destruction of records and potential appeals by members.

to increase dues for each Atchison Village member by 4% a month beginning July 2022, independent of any other increases that may be required to cover taxes.

to amend the bylaws to make attendance at regularly scheduled board executive meetings required in the same way as attendance at regular monthly meetings. Thus adding " or executive" to Article III, Section 14(b) so that it reads absence from more than three regular or executive board meetings.. will constitute an automatic resignation..." and also, absence of 30 minutes or more of any combined executive and regular meeting constitutes absence, subject to the same rule as stated in the bylaws

to amend the agenda to add motions regarding office training

to approve Committee assignments as presented in the agenda

to approve member, units 112,328,661,452,722

to abide by the Contra Costa Health Services recommended covid safety measures for Atchison village meetings and facilities.

to continue contracting with Ryan Fernandez, computer consultant (160.00 per hours) to configure Zendesk and train our employees in its use, and to continue the approximately \$600/month subscription fee for Zendesk and associated plug ins.

to allow the chairperson of the labor committee, and the president and vice president of the Corporation to perform the temporary management role of collecting work orders and other information to report to the computer consultant to complete the configuration of Zendesk for Atchison Village.

to accept Community Members to Committees

to approve committee focus statements

## **MOTION TEXT**

to hire part time, temporary, bookkeeper, 15-17 hours/months, to perform bookkeeping tasks, work with and instruct office staff in quickbooks and other financials.

to hire new employee on per diem to substitute for office staff

to move hall profits from the General fund back to the Credit union hall account and to update the board representative listed on the account from Estella Diaz to Madeline Marrow

to allow Generations Visions of the future to continue using the hall for childrens activities and classes with conditions stated by the Board.

to create a subcommittee of the Board that will set up meetings with members in arrears to draft possible payment plans to put before the Board for approval

to allow Bike Moblie to offer a free bike repair clinic, on 8/27/2022 from 11am to 12 pm, in the park, or maintenance yard if insurance is provided.

to delay implementation of Zendesk for two months or until we hire a general manager and to also reconsider property management systmes such as yardi.

to change office hours to accommodate members who work and to increase undistribed work hours for staff. Open Monday through Friday, 10- 4:30pm, Saturday 10 a.m -1 p.m

to create a Pet Club, not associated with the Board, whose roles and duties would be the same as proposed for the Pet Committee. The Board reserves the sole responsibility for making and enforcing rules.

to create and ad hoc committee to research methods for beginning unit inspections.

to create an ad hoc committee to review and propose changes to the Fine Schedule.

If there is no guarantee currently in effect for this unit to ectend our contract with Economy Rooter and Plumbing Inc. for 29800 nfor emergency sewer lateral repair.

to accept Moore Constructions bid for plumbing replacement and electrical upgrade at unit 409

to schedule a town hall forum on September 28th to ask questions of andf discuss the possibility of working with Allianace HOA Management LLC.

to accept the proposal for Employment Practices Liability Insurance from Kinsale Inc. to provide employee liability insurance.

to hire consultants for Hall work; landscaping, paint color, audio/visual, acoustical expert, etc. Authorization to pay these consultants form the Hall fund, not to exceed \$2,000, and to obtain bids.

to install 7 camaras with recording for \$9230. To install one exit License Plate Recorder for \$1,800.

to allow members to place security cameras on the exterior of the buildings. Maintenance supervisor will draw up guidelines for placement and an AV permit will be required.

to sign contract with Alliancs HOA Management Company pending approval by both parties of the contract revised by our attorney.

## **MOTION TEXT**

to schedule a town hall meeting on October 23rd to discuss the cost of plumbing upgrades, how that cost is going to be apportioned between coporation and Members improving budgeting processes and transparency and to explore how to raise the funds.

to allow GVF to create an altar for Dia de los Muertos in the Hall and allow all AV members to add it.

to close the office on October 28th and budget \$610 to train 2 full time office staff to be bertified as notaries.

to raise Hall rentals to \$800 and deposit fee to \$1000; to hire Millie Fredrick to inspect the Hall Sunday morning after rentals; and return the deposit the week after the Hall rental Atchison Village Shall no longer require the removal of wheelchair ramps when a unit is transferred. Additionally, with proper approval, members will be allowed to install ramps for the use of friends and family, not just the members use.

Until such time that plumbing replacement projects are properly budgeted all project will be prioritized by the fianace and Maintenance committees each month and brought before the Board for a vote at the regular meeting. True emergencies may be acted upon and retroactively approved at the board meeting following the emergency.

To approve revised hall auditorium rental policy and agreement, including new fees

To postpone consideration of the Revised Hall policy until the December 2022 regular meeting.

To allow guarantor agreement, as drafted by Attorney Andrew Gabriel, to transfer fiancial responsibilities for association fee in some circumstances.

To select the bid from MG Electricity to update Hall outlets using money from Hall funds. The bid is for \$14,250, which is less than the \$18,660 buf by Fampeca Electric

To abide by the city of Richmond requirement for new construction and convert gas water heaters to electric water when replacing them.

To postpone the motion on electric water heaters to Decmeber regular meeting ( for the purpose of doing a cost analysis)

to approve 2nd revision of Hall Policy

Member will be offered a choice between electric or gas water heater when the heater is moved from indoors to outdoors.

to rescind Saturday hours. Hours will return to 10:00-4:30 M-F Work hours will remain 8:00-5:00.

to set the date for reviewing the proposed budget with the Auditing Committee on December 22.

to set the minimum bid for auctioned units at \$100,000.

to hire Levi Drlanger for external audit

to choose Association Reserves toi complete a Reserve Study for 2023-2024

## **MOTION TEXT**

to approve \$22,000 for unit 561 to replace plumbing and required electric circuits and to approve \$22,000 for unit 372 to replace plumbing and required electric circuits; both jobs to scheduled for December.

to approve \$13,500 to replace electrical system in Unit 715, to approve \$10,500 for electrical work in Unit 115, to approve \$10,500 for electrical work in unit 352, and to approve \$5,000 for Unit 121 for the purpose of moving the water heater from inside the unit to outside the unit. All jobs are scheduled for January.

to accept bid from Synergy to remove asbestos from Maintenance shop.

to request a scope of work for February electrical work and have the office provide 2 sealed competing bids.

to create an ad-hoc committee to address repair responsibilities for Member and Corporation when doing major maintenance projects.

for a \$49 fee increase to fund all the known cost increases, transferring from reserves \$57000 monthly for plumbing, electrical and widow replacement and funding an increase in our contingency reserves at an amount of \$220,000.

to adopt the 3rd revised clean copy of the Hall Auditorium Rental Policy and Agreement.

to accept the attorney-created disclosure form to be signed at time of unit transfer by the buyer informing them of the age of the plumbing, electric and gas lines; the scope of replacement projects and status of the unit to be transferred

to accept the budget for 2023, with associated fee increase passed in January.

to schedule a town hall meeting a March 9 To hear from members, assess what has been done this term and what needs to be done. And to provide information to any members interested in becoming a board member during the 2023-2024 board term.

to accept the adjustments to their 2023 budget, with amendments.

to rescind the motion to contract with Synergy for asbestos removal in the shop.

to discontinue doing plumbing/electrical rehabs at the time of transfer until our Reserves stabilize and begin increasing.

That Membership Certificates for new members be given to the Member at the Board meeting in which they are accepted as Members. If they do not attend, the certificate will be mail as it is now.

to replace the back door to the hall.

to approve revised committee list.



## **MOTION TEXT**

to lower the rental security deposits to \$500 per day for each type of rental.

to select ERI to remove asbestos in the maintenance area and for possible hvac repair.

approve Ad Hoc Responsibility Committee's recommendation with amendments.

suspend use agreement with GVF until their insurance company authorizes the estimates provided for refinishing damaged floor.

amend the GVF use agreement to require approval of activities to allow continued use.

to create a new full-time tech 1 Maintenance/Gardening position and begin posting and interviewing for the position.

to post a job opening for substitute Office Clerk.

purchase uniform shirts for the maintenance staff.

waive the reading of the minutes of 5/24/2022

accept the Board Committee assignments as presented.

approve the use of the Hall for National Night Out in August.

rescind MOTION RE03102021 and reduce the amount of money that can be spent by executive officers without the Board approval from \$9,999.99 to \$5,000.

use a fingerprint time clock integrated with Paychex.

accept policy and consent form for use of biometric information.

for our attorney to draw up a mediation agreement, including binding arbitration. The Board will review it and vote on it next month.

accept non-Board Committee Members.

accept Committee Charters as presented.

Retroactive Emergency Motion: remove Norma Larson, Chris Baetge, and Robert Humphreys from account 2672 at the Atchison Credit Union, and to add Ronald Kane to the account. This is for the purpose of separating funds that we cannot spend from our operational accounts, and for keeping accounts in all our financial institutions below FDIC limits. Alicia Becerra will have access to view the account.

distribute letters from attorney to the general Membership and specific Members affected by the tax appeal decision.

revise the regular Board Meeting agenda so that Open Forum will be for 15 minutes immediately after the approval of agenda and minutes.

adopt the June 2023 Fine Schedule revisions, excluding the Parking section.

accept the Mediation With Binding Arbitration document to replace the mediation only agreement that is in use now.

## **MOTION TEXT**

reserve the Hall the second Monday of each month from 7:00 to 9:00 p.m. For community outreach meeting and to pay for Spanish interpretation if a community member does not step forward to help interpret.

table Motion regarding repainting and renumbering Parking Lot 11 until August meeting.

obtain 3 bids to restripe parking lot 11.

require non-Board Members serving on committees with access to confidential information to sign the AV Ethics and Confidentiality Agreement.

to purchase new sound equipment for meetings, spending no more than \$1,500.

that we allow staff to experiment with barriers to prevent people from parking along the red curb west of the opening to parking lot 11.

include the Plumbing Disclosure and the Repair and Maintenance Responsibilities of the Corporation and Members in the new member Screening documents packet.

that we create and maintain a list of people who mow lawns in Atchison Village. Such a list will include the disclaimers of endorsement and liability drafted by our attorney

that we limit the height of new sheds to 10 feet. Sheds still need to be 6 feet from the back of the unit. Square footage remains at 120 feet maximum. No more than 50% of the backyard being covered by structures, including decks, is still in effect.

to allow weekly ballet classes, held on Tuesdays, with 2 recitals.

to adopt policy for AV window bars.

to require a unit inspection before a new Member can be added to a Share.

sheds do not have to be 18 inches away from a fence. The side of a shed can be flush with the fence line. The shed itself can serve as part of the fence.

to include the attached revisions to the Screening Document.

to create a committee of volunteers to help with office tasks such as mass mailings

to add the Bookkeeper to the AV Credit Union Hall account.

to permit use of the Hall by the AV Soccer Club.

## **MOTION TEXT**

that the work order slips, held in two filing cabinets in the shop area and spanning the years 1970 through 2008 be destroyed as soon as practicable. These slips are not of use to current or recent maintenance staff and involve only minor repairs. Information on major changes to the structure of units will continue to be held in the Unit files.

to accept Marvin Chinchilla's bid for electrical work in the Hall

to accept policy for "Release of Executive Minutes"

to trim all of the palm trees that are identified as fire hazards, bill the costs back to the units in whose yards they are. Total cost: \$1050, but net expense to the corporation: \$0. Do the work identified in items D,F,H,I,M,O, and R, for a total expense of \$9,750.

to accept acoustic ceiling treatment for the Hall from Eclipse Acoustic for \$43,489.40. Funding will come from the Hall Account.

to solicit bids to provide 393 feet of wrought iron fencing across the two remaining open courtyards on West MacDonald Ave. and authorize payment up to \$28,875. Bids to be obtained within the next 2 weeks.

to add a 3.5% administrative fee to be collected by Atchison Village when a unit is auctioned by the Corporation.

to translate the Member Handbook into Spanish.

to accept a bid for time and materials at \$1500/day from Moore Construction Company to repair the corner post rot in Unit 747.

to allocate \$1,290 from credit card rewards and \$800 from the budget to provide yearly bonuses for our employees.

to accept a bid for painting the Hall from Level 5 for \$4,950.

to accept the IT Committee's Purpose Statement.

to apply 50% of the reimbursement of plumbing and electrical rehabs in auction units to the Reserve Account and 50% to the Operations Account.

to return to the accounting practice of separating Reserve Funds in the budget and requiring a Motion to transfer them to an Operation Account before beginning a replacement project.

to discontinue yearly pest management contract to save \$9,600 per year and incorporate rodent control into gardening duties. The pest control company can still be used monthly if necessary.

## **MOTION TEXT**

to fund the Budget at \$31,200 to expand Work Order flow management.

to add guaranteed salary increase and projected garbage costs to Budget.

retroactive Motion to create an ad hoc insurance committee and approve its purpose statement.

to postpone a decision on the insurance package until Wednesday, 2/21/2024.

to accept the bid from Albin Hardwood Floors, for up to \$6000, to refinish the Hall floors.

to table the Motion to select a bid for replacing the Hall furnace until 2/21/24

that we implement a \$15 fee increase every January 1st for the exclusive purpose of funding Reserves, until they are fully funded.

that we accept the proposal from Epic for Avalon Insurance, dated March 15, 2024.

to table 9b. Until we address 9c.

to increase fees \$55 as follows, effective May 1, 2024.

- \$17/month insurance increase
- \$15/month Reserve funding
- \$23/month inflation correction and Operational maintenance

to accept the final 2024 budget.

to require noisy dogs be kept inside the Member's unit between the hours of 10:00 p.m. and 7:00 a.m.

to rescind motion 960814/07, (late fees at 10 to 12% interest per annum)

to impose late charges for fees unpaid after the 15th of the month at 5% for the 1st month. Late fees shall accrue at a rate of 1% per month thereafter

to approve and accept the Community Day Committee and their Purpose Statement.

to include drywall or wallboard backer of equivalent cost in plumbing/electrical replacement repair work.

to rescind Y E100803.08 (to give permission to Miriam Pollack to plant native California plants in the common area on the corner of Curry and V

to allow Member to landscape parts of the Common Area on the corner of West Bissell and Curry Streets.

to cover cost of printing and distribution of a monthly bulletin of services and needs for the AV community.

to rescind Motions c-42 and RE142016.07























































































































































































































































ter. Charge \$20 for each returned check.

V. Bissell opposite the Park)