

MOTION TOPIC DATE REGULAR MOTION # MOTION TEXT

Contracts	01/10/57	Y	158	To accept Section 10 parts f included of the contract
Contracts	01/10/57	Y	159	On Section 10-h of the contract to be changed to read major repairs
Maintenance	01/10/57	Y	160	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
	01/10/57	Y	161	That when a share holder up up his down payment he bought the apartment he was living in at the time
Board of Directors	02/01/57	Y	191	That the Board of Directors remain the same for a period of one year
Hiring Maintenace Man	02/01/57	Y	193	That the board consider hiring a maintenance man who resides in the Village
Letters	02/12/57	Y	204	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.
Contracts	02/12/57	Y	205	The Cooperation accept the contract with Richmond Sanitary.
By-Laws	02/12/57	Y	206	Before the Board voted to receive the recommendations about adopting the By-Laws the Board go over them section by section.
Corrections to Articles	02/12/57	Y	207	The first sentence in Article I, Section 9, read, "The Board of Directors may at any time by resolution make or a member may make a formal complaint agaisnt a member of the Cooperation", instead of, "The Board of Directors may at any time make or receive a formal complaint against a member of the Corporation", and delete the sentence reading, "this should be permanent committee of the Corporation".
Corrections to Articles	02/12/57	Y	209	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".
Addition to Articles	02/12/57	Y	210	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."

Articles	02/12/57	Y	211	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"
Corrections to Articles	02/12/57	Y	212	to delete the date of the annual meeting of the Corporation until after the changes in the By-Laws are accepted by the Public Housing Authority.
Corrections to Articles	02/12/57	Y	213	That Secton 10 of Article II read "The first annual meeting of the Corporation will be held on the fourth Wednesday of _____,_____1957. Thereafter, annual meetings shall be held on the fourth Wednesday in _____" instead of, "The first annual meeting of the Corporation shall be held on the third Wednesday of March, March 20, 1957. Thereafter, annual meetings will be held on the third Wednesday in March.
Corrections to Articles	02/12/57	Y	214	That Article III, Section 1 read, "The corporate powers, business and affairs of the Corporation shall be exercised, conducted and controlled by a Board of eleven Directors" instead of, "The corporate powers, business and affairs of the Corporation shall be exercised, conducted and controlled by a board of seven directors."

Articles	02/12/57	Y	215	That Article III, Section 6, read, "At the regular meeting, a committee of three non-board members will be nominated and elected from the floor to become a nominating committee for board members. At the meeting, members present may submit nominees to the nominating committee. This committee may, at their discretion, select other candidates. The committee will confirm nominee's intention to serve. Their final list of candidates shall be submitted to the Secretary-Treasurer for posting for at least ten days. The election shall be held on the annual meeting in _____. Election shall be by written ballot, tabulated, verified and announced by the nominating committee. In 1957, eleven board members will be elected, the five receiving the highest number of votes will serve for two years, the next six highest number of votes will serve for one year. In subsequent years, six board members will be elected, the five highest number of votes will serve for two years and the sixth highest in number of votes will serve for one year. In case of tie, the elected board members will make the final selection"
Articles	02/12/57	Y	216	That Article III, Section 6a, read, "Proviso for 1957 only. Nominations as per above will be held the first Wednesday in _____, 1957
Articles	02/12/57	Y	217	That Article III, Section 12, read, "Regular meetins of the Board of Directors shall be held in the third week of each month, at the hour of 8:00 or at such time as designated by the directors"
Articles	02/12/57	Y	218	That Article III, Section 14, read, "Any one or more of the directors may be removed with or without due cause by 50% of the total membership at a regular or special meeting"
Articles	02/12/57	Y	219	That Article XV, Section 1, read, "These By-Laws may be repealed or amended, or new By-Laws may be adopted at any annual meeting of the members called for that purpose by the Board of Directors, by a vote representing 50% of the members, except that the Board of Directors shall also have the power to repeal and amend these By-Laws and to adopt new By-Laws. Any repeal or amendment made by the membership as set forth above may not be repealed or amended at any time by the Board of Directors.
Contracts	02/17/57	Y	220	The contract from the Office Employes' International Union Local NO. 243 for Elaine Hanson was received and it has to be signed.
Insurance Companies	02/17/57	Y	221	The Board notify all the Group Insurance Companies to meet with the Board at their March 19th metting.

Profit Making Corporation	02/17/57	Y	224	That the board concur with the committee's recommendation that this Corporation act as a profit making Corporation for one year.
Maintenance Applications	02/17/57	Y	225	The applicants who turn in applications for the maintenance and janitorial jobs be called for an interview Wednesday, February 20,1957 at 8:00 p.m. at the Atchison Village Rental Office.
Contracts	02/17/57	Y	226	Claude Carnahan was appointed to contact the General Maintenance Union to find out the contract requirements for janitors.
Contracts	02/17/57	Y	227	That the Board table the discussson on contract until the next Borad meeting.
General Meeting	02/17/57	Y	228	The persons taking the General Meeting Agenda to the members be instructed to knock on doors and inform the memberrs that it is a must that one member and one member only attend the February 19,1957 General Meeting as it is required that 225 members be present to vote on the By-Laws.
Membership Cards	02/17/57	Y	229	The Secretary- Treasurer be granted permission to have the membership cards printed.
Appointed Historian	02/17/57	Y	230	Mrs. George Mohr be appointed Historian, and the Board bear the cost of the subscription to the Oakland Tribune.
Acceptance of Articles	02/19/57	Y	242	Article 2, section 10 be accepted as recommended by the board.
By-Laws	02/19/57	Y	231	That the By-Laws be read a passed on by the members
Acceptance of Articles	02/19/57	Y	232	Article I, Section 4 be accepted as recommended by the By-Laws Committee and the Board.
Acceptance of Articles	02/19/57	Y	233	That Article I, Section 8 be accepted as recommended by the By-Laws Committee and the Board.
Acceptance of Articles	02/19/57	Y	234	That Article I, Section 9 be accepted as recommended by the Board
Acceptance of Articles	02/19/57	Y	235	That Article II, Section 1 be accepted as recommended by the Board
Acceptance of Articles	02/19/57	Y	236	That Article II, Section 2 a be accepted as recommended by the Board
Acceptance of Articles	02/19/57	Y	237	That Article II, Section 3 be accepted as recommended by the By-Laws Committee and the Board
Acceptance of Articles	02/19/57	Y	238	That Article II, Section 4 be accepted as recommended by the Board
Acceptance of Articles	02/19/57	Y	239	That Article II, Section 5 be accepted as recommended by the By-Laws Committee
Acceptance of Articles	02/19/57	Y	240	That Article II, Section 6 be accepted as recommended by the By-Laws Committee

Acceptance of Articles	02/19/57	Y	241	That Article II, Section 7 be accepted as recommended by the By-Laws Committee with the wording of project to read meeting.
Acceptance of Articles	02/19/57	Y	243	Article 3, section 1 be accepted as recommended by the board.
Acceptance of Articles	02/19/57	Y	244	Article 3, section 2 be accepted.
Acceptance of Articles	02/19/57	Y	245	Article 3, section 4 be accepted.
Acceptance of Articles	02/19/57	Y	246	Article 3, section 5 be accepted.
Acceptance of Articles	02/19/57	Y	247	Article 3, section 6 be accepted.
Acceptance of Articles	02/19/57	Y	248	Article 3, section 8 be accepted.
Acceptance of Articles	02/19/57	Y	249	Article 3, section 9 be accepted.
Acceptance of Articles	02/19/57	Y	250	Article 3, section 10 be accepted.
Acceptance of Articles	02/19/57	Y	251	Article 3, section 11 be accepted.
Acceptance of Articles	02/19/57	Y	253	Article 3, section 13 be accepted.
Acceptance of Articles	02/19/57	Y	254	Article 3. section 14 be accepted.
Acceptance of Articles	02/19/57	Y	255	Article 4,section 3 be accepted.
Acceptance of Articles	02/19/57	Y	256	Article4, section 4 be accepted.
Acceptance of Articles	02/19/57	Y	257	Article 4,section 5 be accepted.
Acceptance of Articles	02/19/57	Y	258	Article 5, section 2 be accepted.
Acceptance of Articles	02/19/57	Y	259	Article 6, section 1 be accepted.
Acceptance of Articles	02/19/57	Y	260	Article 6, section 2 be accepted.
Acceptance of Articles	02/19/57	Y	261	Article 6, section 3 be accepted.
Acceptance of Articles	02/19/57	Y	262	Article 7, section 1 be accepted.

Acceptance of Articles	02/19/57	Y	263	Article X, section 1 be accepted.
Acceptance of Articles	02/19/57	Y	264	Article XIII, section 1 be accepted.
Acceptance of Articles	02/19/57	Y	265	Article XIV, section 1 be accepted.
Acceptance of Articles	02/19/57	Y	266	Article XV, section 1 be accepted.
Acceptance of Articles	02/19/57	Y	267	Article XVI, section 1 be accepted.
Applicants	02/26/57	Y	271	That the Corporation house applicants by the filing date of the applicant (with Vet preference?)
Tee-agers Recreation	02/26/57	Y	272	The Teen-agers be allowed to sell the tickets and the Board give them half of what is made on them for the Teen-agers Recreation equipment fund.
Contracts	02/26/57	Y	273	That the same committee (working on the interviewing and hiring of the maintenance man and custodian) go over the contracts for the two men.
Master Meter	02/26/57	Y	274	The committee be authorized to meet with PG&E (to see if the Corp. couldn't work something out with them, whereby the Corp. could stay on a master meter.)
Reimbursement	02/26/57	Y	275	Anyone losing time from work to transact business for the Corporation be reimbursed.
Richmond Housing	02/26/57	Y	276	JB Wilson and Louis Fernandez transact the business of leasing office space to Richmond Housing.
Resolution	02/26/57	Y	31	Resolution No. 31 - Resolution authorizing acceptance of deed; execution and delivery of deed of trust note and deed of trust.
By-Laws	02/26/57	Y	277	to send the recommended changes in the By-Laws to Public Housing Authority for their approval.
Contracts	02/26/57	Y	278	to send the contract to the Independent Printers to be printed as soon as possible
	02/26/57	Y	279	Appoint a committee to contact several local banks to discuss interest on monies of the Corporation
Secretary Treasurer	02/26/57	Y	280	Pay the Secretary-Treasurer \$100 per month starting March 1, 1957
Eviction Notices	02/26/57	Y	281	To give three day (eviction) notices and then file suit automatically
PG&E Recommendations	03/06/57	Y	282	the Committee be authorized to meet with PG&E and bring their recommendations back to the Board.

PG&E Recommendations	03/06/57	Y	283	the recommendations of JB Wilson and CM Carnahan be accepted by the Board (I recommend that the Board of Directors instruct Mr. Millspaugh to take our case with PG&E to the PUC)
	03/06/57	Y	285	That the lease be accepted by the Board (lease drawn up by Mr. Millspaugh between Richmond Housing Authority and the Corporation for a portion of the office space.
Emergency	03/06/57	Y	287	That in a case of an emergency the members are to call the Manager or the chairman of the Board.
	03/06/57	Y	289	The Board accept the committee's recommendation (refunds be made to four prospective tenants because either their families were too large or their credit rating was not good) and the refunds be made.
Rejected Request	03/06/57	Y	290	Mr. Clark's request be rejected (wanted to know how many colored families had bought into the Village and how many had been housed)
By-Laws for teenagers	03/06/57	Y	291	The By-Laws for the teen-agers be accepted as recommended by the committee.
Locks	03/06/57	Y	292	That Mr. Fernandez be authorized to take care of the locks.
Girl and Cub Scouts	03/19/57	Y	293	That Girl Scouts and Cub Scouts be allowed to use a room
Permission to Interview	03/19/57	Y	297	That Mr. Golden be given permission to interview people to act as directors and to hold meetings in the Hall on Wednesday and Friday nights.
Vote of confidence	03/19/57	Y	298	The Board give a vote of confidence for the business that had been transacted in the past but that in the future any business to be transacted should be brought before the Board
Remodeling	03/19/57	Y	299	An architect be consulted to draw up plans for remodeling the Administration Building and see what they charge.
Recreation Committee's Report	03/19/57	Y	300	The board accept the Recreation Committee's report with the exception of the fountain and bar and that be layed over to unfinished business.
Auditorium	03/19/57	Y	301	The board grant the use of the Auditorium to the Evangelist group.
Fee	03/19/57	Y	302	The Secretary - Treasurer be allowed to contact the School Department to see if they have paid a fee in the past.
Richmond Housing Authority	03/19/57	Y	303	The Richmond Housing Authority either accept the lease sent by the Corporation with the change from one year to the thirty day notice in writing or they not be permitted to use the office space.
Bar and Fountain	03/19/57	Y	304	The board accept the bar and fountain.

Hot Water Heaters	03/19/57	Y	305	The manager be authorized to buy hot water heaters as they are needed.
Self Insurance	03/19/57	Y	306	The committee be appointed to work with Mr. Kosich and Mr. Millspaugh to see what could be worked out as far as self insurance by the Corporation.
	03/19/57	Y	307	Mr. Millspaugh be paid the balance of his legal fee for setting up the Corporation.
Committee Appointment	03/19/57	Y	308	A committee be appointed to see about buying chairs and a table for the Board meetings.
Vote of confidence	03/28/57	Y	338	The Membership present give Mr. Gadway, the new president, a vote of confidence.
Votes	03/28/57	Y	339	Move that the Membership present vote to uphold the decision of the Board of Directors on the recall of Mr. J.B. Wilson as president of the Board
Vacancies	04/01/57	Y	341	That we fill as many vacancies as possible with the applicants we have on hand and then rent the remaining until buyers can be found. Amendment: we place an ad in the paper to sell vacancies we can't fill at this time and if nothing comes of it, within two weeks or the next board meeting we resort to motion to rent until sold.
Application	04/01/57	Y	344	The application of T.J. Thompson be recommended to the new screening committee for placement as soon as possible
BOARD MEETINGS	04/01/57	Y	33	Be it resolved that a copy of all the Board of Directors mmetings be given to each of the Directors to be used as reference.
Acceptance of Resolution	04/01/57	Y	346	We accept the proposed resolution
Thank You Letter	04/01/57	Y	347	We send a ltter of thanks to JB Wilson for promoting the Corporation and all the work he has done in behalf of the Corporation.
Letters	04/01/57	Y	348	That this letter (request for a two bedroom apartment and qualifications for a three) and all letters and information be turned over to the screening committee to consider all communications and reports on the matter.
Contracts and Membership Certificates	04/01/57	Y	352	That all share holders be issued contracts and membership certificates as soon as possible.
PG&E- meters	04/04/57	Y-special	354	we let PG&E come into the Village and install the meters and each Member pay his own gas and electric bill, then the Corporation can send a committee to SF to talk to the government and try to get our rights to the easements back.
Fences	04/04/57	Y-special	355	That we have fences.

Meetings	04/08/57	Y	356	All Board meetings in the future be held at 7:30 p.m. and adjourned at 10:30 or before and that all business not transacted by 10:30 should be held over to the next meeting.
Meetings	04/08/57	Y	357	Accountant, Mr. Peterson will set up another meeting with the county assessor, Mr. Dunkel, of the County Assessors office and Mr. Samoney of the same and the chair appoint a committee to attend the meeting and that the committee try and get the tax assessment for the corporation reduced to a reasonable figure approved by the board.
Membership Certificates	04/08/57	Y	357	We renew the permit to issue securities (Membership Certificates) as a safe guard.
Bills	04/08/57	Y	358	In the future all bills be paid on the tenth of the month with the exception of the payment to the government which must be in by the 1st of each month and the water bill which was in error and must be changed before payment.
Deposit Refund	04/08/57	Y	360	The Board refund Mr. William Ball, R. his full deposit on an apartment, as he has made other arrangements.
Fences	04/08/57	Y	361	The Board accept the above recommendations (to inform the members of the regulations of the fences and also to post a notice of intent to build or erect) and the secretary make up copies to be available to the members.
Hall	04/08/57	Y	364	The hall will be rented to evangelistic group for Sunday meetings at \$10 a week with the stipulation that they leave everything as they found it. The hall not to be leased for any special amount of time, only one week at a time.
Rents	04/08/57	Y	367	Authorization to reduce rents \$7 per unit as of May 1st, provided that meters are in by then.
Refunds	04/08/57	Y	359	From now on all mandatory refunds be paid upon request and without the vote of the Board.
Committee	06/05/57	Y	456	The board set up a committee to investigate the possibilities of purchasing the Annex and report findings back to the board.
Janitor	06/05/57	Y	458	The janitor be placed on a eight hour day as a full time employee. The contract with the Warehousemen's Union was turned over to Mr. Millspaugh to look into.
Salary Increase	06/11/57	Y	473	Deny the attorney's request for salary increase.

Publicity	06/11/57	Y	474	We concur with the resolution that any publicity concerning the status or activity of Atchison Village Mutual Homes Corp. shall first be given to the board of directors for approval before it shall be given to any of the daily papers for the protection of this Corporation and the members. Be it further resolved that the President recommends that Mr. Louie Fernandez, as office manager, be appointed to handle all publicity to the daily papers concerning the Atchison Village Mutual Homes Corporation. When such publicity, either by the board or any of the members has first been screened and approved by the board of directors sitting in legal session.
Persons to Remove from Meeting	06/11/57	Y	476	Any person coming into the meeting under the influence of alcoholic beverage and disrupting the meeting be removed from the hall
	06/11/57	Y	477	Any communications involving this corporation be read at the board of directors meeting.
By- Laws	08/19/57	Y	512	That this amendment become a part of the By-Laws. Article II, Section 7: Each member is entitled to one vote at any membership meeting of the corporation and at the election for the Board of Directors. The head of the family shall cast the vote and such member must cast his vote in person; there shall be no voting by proxy or by mail, provided, however, if a member is absent from the meeting and is therefore unable to attend in person, or if he is unable to attend the election for the board of directors, his or her spouse shall be entitled to cast the vote of the absent member.
Acceptance of Resolution	08/19/57	Y	513	To adopt the resolution. Article II, Section 10: On the day of the regular annual meeting of the members held in each year, the members entitled to vote shall elect by ballot a board of directors as constituted by the articles of incorporation and the by-laws of this corporation. The polls shall be open from 7:30 a.m. to 7:30 p.m. on such date and the results of such election shall be announced at the regular annual meeting following the election. Provided, that the first annual meeting of the corporation shall be held on the 4th Wednesday of May, May 22, 1957; provided, further that a special election for a Board of Directors be held on August 27, 1957; provided, further that elections of the board of directors and regular annual meetings shall thereafter be held on the 4th Wednesday in May of each year. Refer to Article III, Section 6, for election of nomination committee to nominate new board members.

Acceptance of Resolution	08/19/57	Y	514	Accept the resolution. Article III, Section 11: The order of business at the annual meeting following the election of the board of directors shall be as follows: a) Roll call b) Reading notice and proof of mailing c) Report of president d) Report of secretary e) Report of treasurer f) Report of committees g) Transaction of other business mentioned in notice h) Announcement of election results i) Seating of new board of directors i) Adjournment
Acceptance of Amendment	08/19/57	Y	515	To accept amendment. Resolution to insert Article II, Section 12: to read: Except as otherwise provided in Section 10 of Article II, the voting at membership meetings may be conducted in such manner as the chairman of such meeting may designate.
Resolution to Change Article III, Section 6	08/19/57	Y	516	Concur with resolution to change Article III, Section 6 to read: The procedure for nomination of candidates for election as directors shall be governed by the following: a regular meeting shall be called annually for the fourth Wednesday in April of each year; at such meeting a committee of three non-board members will be nominated and elected from the floor to become a nominating committee for board members. At the meeting, members present may submit nominees to the nominating committee. This committee may, at their discretion, select other candidates. The committee will confirm nominee's intention to serve. Their final list of candidates shall be submitted to the Secretary-Treasurer for posting for at least ten days. The election shall be held during the day of the annual meeting on the fourth Wednesday in May of each year. Election shall be by written ballot, tabulated, verified and announced by the nominating committee.
Acceptance of Resolution	08/19/57	Y	518	Adopt this resolution to insert Article III, Section 6b to read: The directors elected at the annual election shall hold office until the next annual election; provided, however, that the directors elected on August 27, 1957, shall serve only until a new board of directors is elected at the next annual election on the fourth Wednesday of May, 1958.

Resolution	08/19/57	Y	511	We concur with the resolution: Article II, Section 2: Only members of record on the Corporation's membership book as of a date 15 days immediately preceding the regular monthly meetings shall have the right to vote at said meetings, except as is specially provided in Section 7 of this Article; provided that at the special election to be held on August 27, 1957, all members as of August 16, 1957 shall be entitled to vote. a. Admission to meetins shall be open to the members of the corporation only. Identificaton shall be required by the Sergeant at Arms.
Attorneys	08/28/57	election	523	To retain the firm of Avakian, Johnsto and Loring as our attorneys.
Deposits in Mechanics Bank	08/29/57	Y-special	524	Put special deposits in Mechanics Bank
	08/29/57	Y-special	527	The By-Laws, Articles of Incorporation, Deed of Trust, Contract and Conditions of Sale be turned over to the attorney to see if they conflict with each other.
Time Deposit Securities	08/29/57	Y-special	529	The President, Vice-President and Secretary renew the time deposit securities.
PG&E	08/29/57	Y-special	538	Authorize attorney to investigate the season for the discrepancy between what PG&E paid Washington and what was credited to the Corp.
Insurance	09/03/57	Y	541	Turn this communication (letter from HD Moers and Co. on insurance) over to the Insurance Committee
Mr. Millspaugh-bill	09/03/57	Y	543	The bill from Mr. Millspaugh be placed in the hands of our attorney for further action.
Fire Insurance	09/03/57	Y	546	We add the fire insurance on the furniture, fixtures, and equipment within the Administration Building and Teen Center.
Rylock Screens	09/03/57	Y	550	Rescind the previous motion and buy Rylock screens for the ktichen.
Votes	09/03/57	Y	551	In the future when a roll call vote, secret ballot or written ballot is called, the President votes last.
Jack Newell's Market	09/03/57	Y	553	To contact Jack Newell's Market immediately through the attorney and get this settled once and for all, and to offer the space for \$20/month from month to month, retroactive to April 1, with a time limit within the next fifteen days.
Rent for 6 Months	09/03/57	Y	555	Request to rent for 6 months - turn over to the Screening Committee and have them check with the attorney and see what equity he will build up.
Commercial Vaccum	09/03/57	Y	558	Turn over to the Purchasing Committee to check on prices for a commercial vacuum clean and report back to the Board.

Insurance Bids	09/17/57	Y	566	Take the 3 lowest bids on the insurance we received tonight and have the Secretary send them a letter asking them to be present with a sample policy and let the attorney go over them.
Damaged Belongings-charged when tenant transfers	09/17/57	Y	572	When anyone moves out or a tenant transfers and anything is missing or damaged belonging to the Corporation that they be charged for them.
Teen Center	09/17/57	Y	573	recommend to finish the teen center and to paint the auditorium under donations, and one carpenter be held to work on repairing the shingles.
Juke Box	09/17/57	Y	575	To check on a juke box and if it is acceptable to the Teen Committee, to buy it for \$55.
Jack Newell's Market	09/24/57	Y	577	We fence the space at Jack Newell's Market.
Stoves	09/24/57	Y	578	Rescind the previous motion and sell the stoves as junk.
	09/24/57	Y	581	We participate in this action and that the President be on this committee (ballot presented from the Western Conference of Teamsters Pension Trust, letter received from the City Planning Commission on urban renewal participation).
Fences	09/25/57	Y	583	That we accept the rules for the fences to be sent to the city for approval.
Speed Limit	10/02/57	Y-special	584	Send a letter to the city council asking them to reduce the speed limit from 25 mph to 15 mph.
Election Committee	10/08/57	Y-special	587	Pay the members of the election committee an additional \$5.
Auditor	10/08/57	Y-special	593	We contact Washington for clarification on our auditor and refer back to their letter and Article 10 Section 2 of the By-Laws, and that he is not a registered CPA in California, but in another state.
Parking Space	10/08/57	Y-special	594	Carry discussion of parking space over two meetings.
Member's Bills	10/08/57	Y-special	595	Ask Mr. Johnston's advise on whether to write directly to Mr. Millspaugh and Mr. Moses bout their bills or to the court, and to act accordingly.
Roof Treatment	10/08/57	Y-special	597	The Planning Committee will check into this (roof treatment) and bring back their information and research tot the Board at the next meeting.
Motions	10/08/57	Y-special	599	When a motion is made by the Board of Directors that the President sees that they are executed.

Manager	10/08/57	Y-special	601	The Board pass No. 1 (Our manager should have full powers to act as Manager and take orders from the President and from the Vice-President in the absence and acting for the President) of the Board Advisory Committee's report.
Teen Center	10/08/57	Y-special	604	Mr. Fernandez be granted permission to put an article in the paper on the teen center.
Purchasing Lots	10/16/57	Y-special	?	Answer letter from realtor thanking him for contacting us but we are not interested at the present time in purchasing 14 lots on Chanslor and First Street.
Auditing Committee	10/16/57	Y-special	?	We commend the members of the Auditing Committee for their audit and do so by letter.
Donation for Children Party	10/16/57	Y-special	?	Take \$25 from the kitchen fund and donate it for the children in the Village for a party up to 13 years old.
Mr. Moses Bill	10/22/57	Y	611	Pay all the bills and as soon as we receive an itemized statement from Mr. Moses his bill be paid.
Park	10/22/57	Y	612	Turn park layout report over to the Park Committee and two or three other members and report back at the next Board meeting.
Venting	10/22/57	Y	613	Turn matter of venting back to the Planning Committee.
Roofs	10/22/57	Y	614	Priority should be given to (1) venting (2) painting (3) treating of the roofs.
Teen Center	10/22/57	Y	615	The bar for the teen center will be recovered.
Fences	10/22/57	Y	617	Accept the recommendation of the Fence Committee (that no fences be permitted in this case until the neighbors come to an agreement).
Longs Eviction	10/22/57	Y	618	The Board will ask the Longs to move and will consult with Mr. Johnston on the way to handle the eviction.
Pool Table	10/23/57	Y-special	619	To instruct Mr. Fernandez to check and secure the price on moving the pool table if the men cannot do it.
Extension Phone	10/23/57	Y-special	620	an extension phone will be installed in the teen center, with a plug lock.
Admin. Building Land	10/23/57	Y-special	621	Keep the land around the Admin. Building intact for future expansion.
Unofficial Open House	10/23/57	Y-special	622	On Sunday, November 3 we will have an unofficial open house for adults in the Village and on November 6
Teen Center	10/23/57	Y-special	624	Contact all the major accounts telling them the teen center will be officially opened November 6.
Bills	11/05/57	Y	625	The bills be paid.
New Business	11/05/57	Y	626	These communication that we set aside be put under new business and with the exception of Mr. Johnstones's letters, be placed on file.

Ward vs. Berg	11/05/57	Y	627	The corporation retain Mr. James K. Kofard, attorney in Oakland, California, to represent the Corporation on the matter of Mr. Millspaugh's fee in the case of Ward vs. Berg.
Mr. Peterson's Audit	11/05/57	Y	628	We dispense with the order of the day in order to take care of Mr. Peterson's audit.
Acceptance of Financial Report and Budget	11/05/57	Y	629	We accept the financial report and budget.
Answer Letter	11/05/57	Y	630	We answer Mr. Peterson's letter accordingly.
Auditing Committee Recommendation	11/05/57	Y	631	The recommendation of the Auditing Committee be over ruled.
Venting	11/05/57	Y	632	We go ahead on the meeting of venting.
member to meet with board	11/05/57	Y	634	We ask Mr. Gaddis down to meet with the board of directors.
Reduce Charge to Garvey	11/05/57	Y	635	We reduce the charge to father Garveyto \$5.00 per month, retroactive to the time that they came in.
	11/05/57	Y	636	We do not yield any more ground than what hs been yielded and that we hold all the present ground around the building and that we request a soft ball diamond.
Fence	11/05/57	Y	637	We concur with the recommendation of Mrs. Howcroft that Mr. McCord's fence be brought up to the specifications.
Hall	11/05/57	Y	638	The adults have the hall as requested, one Saturday night a month.
Wall Heaters	11/05/57		633	We put wall heaters on the ur buildings and find out what the cost will run as and set up specifications that will pass the city code inspection and then go on from there.
Recommendations	11/12/57	Y	638	We keep Mr. Gaddis's recommendations and let him know in the future.
Venting	11/12/57	Y	632	We go ahead with the meeting of venting.
Form Citing People	11/12/57	Y	640	Mr.Fernandez make a form that can be mimeographed citing people before the Board on any non-conforming offense.
Bills	11/12/57	Y	641	The bills be paid with the exception of Mr.Millspaugh's and pay two out of petty cash.
Bills	11/12/57	Y	642	The Auditing Committee go over the bills each week and then list the name and total amount and their recommendations to the board as to payment.
Recommendations	11/12/57	Y	643	We concur with the recommendation of the Auditing Committee and purchase a file.

Recreation Fund	11/12/57	Y	644	We set up a recreation fund.
Recreation Fund	11/12/57	Y	645	We appiont Mrs. Bower to handle the ledger of the recreation fund.
Recreation Fund	11/12/57	Y	646	The money taken from different machines be taken from the general fund and and be palced in the recreation fund.
Postponement	11/12/57	Y	647	We postpone the by-laws,articles, and contract for a special meeting for that purpose.
Restrooms	11/12/57	Y	648	We notify Mr.Wilson that the Board of Directors considered his proposal and will not lease all the ground required but they will go along with enough to build restrooms.
Water Heaters	11/12/57	Y	649	Letters be sent out to all mayor wholesalers asking for prices on water heaters.
Agenda	11/12/57	Y	650	Instead of sending out a card that the Board be sent an agenda.
Fee	11/14/57	Y	651	The decision of the Board about Mr. Millspaugh's fee be up-held.
Bids	11/14/57	Y	652	There be at least four bids.
vents and Wall Heaters	11/14/57	Y	653	The same time the vents are put, the wall heaters be installed.
Publication	11/16/57	Y	654	We put a publiction in the Richmond Independent for three days.
Bids	11/16/57	Y	655	Bids be in by Decenber 10, 1957 at 5 P.M.
Time Limit For Job	11/16/57	Y	656	The time limit be March 1st for the completion of the job.
Bids- Venting and Installation	11/16/57	Y	657	In the event bids on venting and installation of wall heaters are accepted that this board go on record that some type of financing will be proposed.
Bids Publication	11/16/57	Y	658	The secretary be advised to have Mr.Fernandez insert an ad in the Richmond Independent stating that the Atchison Village Mutual Homes Corporation is accepting bids on venting 162 buildings and specifications may be obtained at the Atchison Village office.
General Meeting	11/16/57	Y	659	There be a general meeting on Thursday after the opening of the bids on Tuesday, Decenber the 10th at the Board of Directors meeting.
Bills	11/26/57	Y	660	Bills be paid.
Eviction	11/26/57	Y	661	Carry through with eviction proceedings on Mrs Long .
Discussion re: Mr.	11/26/57	Y	662	Dispense with other business and continue with discussion re: Mr. Johnson.
Adult Recreation Committee- Hall	11/26/57	Y	664	Mrs. Stewart wants the hall for the Adult Recreation Committee for every other Saturday night for a dance, the hall committee will take it for a week or so and report to the Board.
Mr. Gaddis- hired	11/26/57	Y	665	We hire Mr.Gaddis for Phase One.

Hall- not rented to non members	11/26/57	Y	666	We do not rent the Recreation Center to anyone outside the Village
Hall Charges	11/26/57	Y	667	We charge \$5.00 for a party with no bar facilities offered, with a three hour time limit and not to exceed 50 persons.
Hall Charges	11/26/57	Y	668	The rental of the hall to outside groups, with kitchen privileges will be \$40.00 plus a \$15.00 deposit, the deposit to be refunded if the premises are left in a good and clean order upon the conclusion of the affair, not to exceed three hundred people and not to last longer than 1:00 A.M.
Hall	11/26/57	Y	669	Any member signing for the hall for a private party where no tickets are sold will assume full responsibility in leaving the hall in a clean and normal condition and be charged \$5.00.
Drop Letter Box	11/26/57	Y	671	We form a committee to check into having a drop letter box installed in front of the Administration building and later get additional post office facilities and to try to get a post office contract station here.
Hall-Flood Lights	11/26/57	Y	672	The corporation purchase two additional flood lights to flood the area in front of the recreation center, these lights to be put on a manually operated switch because the lights had fail to come in front of the recreation center.
Timbers	11/26/57	Y	670	Mr Arteaga stated that they wanted to block the space with timbers which would be painted white to see if there were any further developments by Mr. Newell, and we put the timbers across temporarily and turn the fence over the planning Committee to get bids on with a thirty day time limit.
Administration	12/05/57	Y	684	We take out a bulk mailing permit from the post office for \$10.00.
Financial	12/05/57	Y	680	The bills be paid.
Financial	12/05/57	Y	681	The President, Vice President, and Secretary- Treasurer renew the time deposit bonds.
Governance	12/05/57	Y	678	We give Mr. Peterson a vote of confidence.
Governance	12/05/57	Y	679	submit to the Public Housing Administration for approval the following amendment of Article 10, Section 2: the Board of Directors shall employ an independent accounting firm to audit the books of the corporation at the close of each accounting year. A copy of said accountant's report of audit shall accompany each notice of the annual meeting.
Governance	12/05/57	Y	683	One general chairman be appointed for all recreation activities.

Legal	12/05/57	Y	673	The Board concur with Mr. Johnston's recommendation and approve the payment in the sum of \$2,000 in settlement of all claims against the Corporation by Mr. Millspaugh.
Legal	12/05/57	Y	675	We adopt the resolution to terminate the membership of Harold and Louise Long.
Maintenance	12/05/57	Y	682	Mr. Fernandez be given permission to send fourteen oven thermostats to Robertsahw- Fulton to be repaired and continue with this until the stoves are all repaired.
Mr. Gaddis- Contract	12/05/57	Y	674	The attorney work out a feasible contract with Mr. Gaddis.
street Lighting	12/05/57	Y	685	We contact the city on the street lighting throught the village as it is inadequate.
Hall	12/05/57	Y	686	Mrs. Stewart had requested hall on December 20 for the children's Christmas party and Mrs. Warren had requested it the same day for a teen age dance so Mrs Stewart was given the hall for the 20th, and Mrs. Warren had to plan the teen age dance for another day.
Christmas Party	12/05/57	Y	687	We take \$55.00 out of the general fund and donate it to the Christmas party for the small children.
Governance	12/10/57	Y	697	All the members be allowed to vote and have a recount.
HR	12/10/57	Y	695	We concur with the recommendation to hire an unemployed laborer in the Village to dig up a pipe.
Maintenance	12/10/57	Y	690	We recommend to the general membership that we accept the bid of Atlas Company for the venting and wall heaters for a period of three years.
Maintenance	12/10/57	Y	696	This assembly be record and support the recommendation of the Board of Directors in the bid of Atlas .
Maintenance	12/10/57	Y	694	We buy 4,000 board feet of flooring .
Membership	12/10/57	Y	691	We grant the Adult Recreation Committee priority of the hall the last Saturday night a month and if they have no use for the hall they advise the Hall Committee each month.
Membership	12/10/57	Y	692	This be turned over to the general recreation chairman for their consideretion.
Membership	12/10/57	Y	693	We grant permission for \$45.00 for decorations from the general fund and the decorations will become the property of Atchison Village.
Governance	12/17/57	Y	704	We appoint Herb Dean as master chairman of the recreation committee .
Grounds	12/17/57	Y	702	We accept the offer of the two or three lights .

HR	12/17/57	Y	699	The President must be allowed to take time off at the Corporation's expense to set up the contracts on the venting.
Legal	12/17/57	Y	703	The contract be accepted and be held in the attorney's office with a copy sent to the Corporation.
Legal	12/17/57	Y	700	We take up the situation of Mr. and Mrs. Long .
Maintenance	12/17/57	Y	705	We have a trench installed for lights on the stage when they do the flooring.
Property management	12/17/57	Y	698	We appoint a committee to check into Mr. Newell and his father paying back rental on parking space rented from the corp. with the possibility of collecting back rent, before any decision is made.
Reserve	12/17/57	Y	701	We place \$500 a month in the Acquisition Reserve and this be placed in interest bearing notes.
HR	12/23/57	Y	709	The employees must be given the day off from noon on Christmas eve and New Years Eve.
Maintenance	12/23/57	Y	707	To eject all previous bids .
Maintenance	12/23/57	Y	708	Venting be turned back to the Venting Committee.
Certificate of Amnedment	05/20/58	Y	835	That the President and Secretary be authorized to sign the certificate of amendment as it is written (certificate of amendment of the articles of incorporation)
Mr. Gaddis' Fence	05/20/58	Y	837	For the adoption of Mr. Gaddis' recommendation (letter to member informing him of the non-conforming use of his fence and stating by such and such a date in 1959 this protion of his fence must be brought up to specifications. Informing him the Master Plan calls for the possible construction of car ports and therefore, would he please make plans for the possible removal of the back portion of his fence for this purpose as he may be requested to do so at a later date.)
Letter to members- non-conforming structures	05/20/58	Y	838	All persons in the Village who at the present time have structures that are non-confomring be sent a letter invorming them of same and stating that they would have to be removed by May 9, 1959.
Master Plan Committee	05/20/58	Y	839	That this Board authorizes the Master Plan Committee to issue no permits for any structures that are in areas reserved in the Master Plan map for car ports, tool sheds, garages or driveways, any exceptions will be by action of the Board of Directors.
Letter to Members- Master Plan	05/20/58	Y	840	That a letter be sent to the members explaining the Master Plan and the restrictions set up by the city and the changes that must be made within a year to conform to the Master Plan.

Permission for Sunday School Classes and Church Services to use hall	05/20/58	Y	841	We let them (for Sunday School Classes and Church Services) have the hall, subject to review in thirty days and if there are any objections or complaints the permission will be revoked.
Rule Changes for Hall be Accepted	05/20/58	Y	842	That rule changes for the hall and recreation center be accepted.
Master Plan Report	05/20/58	Y	no number	To accept Mr. Gadway's report on the Master Plan
Carpenter	05/20/58	Y	843	That a carpenter be employed on a day by day basis
Resignation of fMr. DeFarrente's	06/04/58	Y	a4	That we accept Mrs. DeFerrante's resignation and that the extra burden be placed upon the rest of the Auditing Committee until such time the membership can fill the vacancy.
Bankruptcy	06/04/58	Y	a6	That we abide by the decision of the attorney and otherwise not concern ourselves with this matter (member adjudged bankrupt - unless there is some law against this the person is not buying property here but just has perpetual use and therefore not subject to bankruptcy).
Paint	07/01/58	Y-special	a17	That the Board accept Federal specifications on the paint
Windows	07/01/58	Y-special	a24	That we buy one hundred sets of window balances to replace broken ones
Hall Rental-Church Services	07/01/58	Y-special	a27	To extend the same privilege until further notice (rental of the hall for Church services)
Time Deposit Certificates	07/15/58	Y-special	a-36	Authorizing Mr. Fernandez to purchase time deposit certificates in the future on all reserve accounts when the amount of the reserve becomes sufficient to warrant them.
Wall Heaters and Vents	07/15/58	Y-special	a-37	That we notify Mr. Johnston that we have received a notice from FPRichardson that all work has been completed and that we turn it over to Mr. Johnston for final disposition in accordance with the contract (450 wall heaters and vents)
Colors	07/15/58	Y-special	a-42	That we accept the color consultant and the committee'd recommendation of colors and that they be final
Eviction	07/31/58	Y-special	a-46	That normal eviction procedure be started (disturbance of the peace of neighbors)
sidewalks	07/31/58	Y-special	a-50	That sidewalks around the houses cannot be less than 18 inches wide.
Complete the Blocks	08/26/58	Y-special	a-54	That we proceed and complete the blocks as we started them

American Red Cross	08/26/58	Y-special	a-55	That the American Red Cross be given a key to the hall
Fence at 140 Collins	08/26/58	Y-special	a-56	That we approve this fence (5 foot fence extending from the back of unit at 140 Collins
Fences	08/26/58	Y-special	a-57	That no inside fence on the fourplex units be higher than five feet, amended that the dividing line be set on the partition wall of the units.
Fences	08/26/58	Y-special	a-58	That we authorize the Planning Committee to use their own discretion on fences where a precedent has been set previously
Boy's Club of America	08/26/58	Y-special	a-59	That the Boy's Club of America be turned down at the present time because it is not applicable to the Village
Adoptance of Resolution	08/26/58	Y-special	a-62	That we adopt the resolution on approval of Washington (procedure for nomination of candidates for election as directors)
Delinquencies Policy	08/26/58	Y-special	a-63	That the policy on delinquencies be passed with the additon on or before the first of the month
Acceptance of Sections	08/26/58	Y-special	a-64	that we accept Section two and four as amended
Screen Policy	08/26/58	Y-special	a-65	That we accept the policy on Screen to read as amended. Rescinded by motion a-78
Hall- Father Garvey	09/04/58	Y	a-68	That the hall be granted to Father Garvey on Saturday mornings free of charge
Policy Committees	09/04/58	Y	a-71	That we adopt the recommendation of the Policy Committee on Purchasing
Fence	09/17/58	Y	a-73	That this fence be accepted
Fence	09/17/58	Y	a-74	That Mr. Craig make out another permit to build a fence and if Mr. Rocha brings it to the Board with the recommendation that the fence be built, I would recommend that the Board gives him permission to build the fence providing it follows the rules and regulation of the Master Plan
First Notice	09/17/58	Y	a-77	That the first notice (to delinquent members) be sent by first class mail
Screening Policy	09/17/58	Y	a-78	We rescind the previous motion a-65 adopting the Screening Policy
Amendment on Item Number two	09/17/58	Y	a-79	That the amendment on item number two read" Applications shall be listed by filing date and size of unit requested
Missing Page	09/18/58	Y		page one missing

Policy Committee	09/18/58	Y	a-81	That we concur with the recommendation of the Policy Committee on item four as follows: Member specifying a particular Block Area when applying for transfer shall be allowed to wait for Block Area and shall be bypassed until specific Block Area comes up. All members shall be allowed one rejection. Upon the second rejection member shall be dropped to the bottom of the current list. Specific Block Area must be applied for at the time of filing for transfer. No specific unit may be applied for. Any member making application to transfer in any category above shall be required to have his own apartment clan and in livable condition for a new member. If found in good livable condition and showing proper maintenance, according to the standard called for in the contract, you will be eligible for transfer.
Screening Policy	09/18/58	Y	a-82	That we adopt the Screening Policy as amended on September 18, 1958
30 Days to change Application	09/18/58	Y	a-83	That we give the people thirty days to change their applications for specific areas if they wish
Policy	09/18/58	Y	a-84	That we adopt the Policy submitted by the Policy Committee on Board Policy
Minutes	10/08/58	Y	a-90	That these minutes (agenda and minutes of the City Council meetings) be studied by the Manager or the Secretary and any part of these minutes that are of an interest to the Corporation be read at the Board meetings
Sheds	10/08/58	Y	a-91	That all the sheds away from the buildings the members paint them at their own expense. Amendment - that the corporation sell the paint to the individuals at cost to paint them.
Sheds	10/08/58	Y	a-92	That any box or tool shed attached to the buildings be painted for free
Flowers Sent to Members in Hospital and deaths	10/08/58	Y	a-99	That in the future members in the hospital and deaths in the immediate family of members of the Corporation Mr. Fernandez be allowed to send them flowers in the name of the Corporation
Women's Club-Paper	10/08/58	Y	a-104	That we grant the Women's Club the newspaper at the cost to the Corporation for the paper and printing materials
Wages	11/05/58	Y	a-110	That this letter be turned over to John Gerk and Peter Stewart to see if they can reach some agreement with the carpenter and the maintenance man in regard to wages and bring back their recommendation to the Board

Beer Permit	11/05/58	Y	a-113	That we have the Scretary Treasurer write a letter to Chief Brown asking for a beer permit for us giving us a chance to control our own dances and that the Policy Committee take up the ways and means for the control and have it on the next agenda
Janitor	11/05/58	Y	a-115	That the President appoint a committee to interview the applicants in the Village for the position of janitor and bring back their recommendation to the Board. Amendment: that Mr. Fernandez be authorized to hire a man on a temporary basis.
Maintenance Policy	11/05/58	Y	a-116	That we adopt the maintenance policy as revised
Veterans	11/05/58	Y	a-117	That we the Board suggest a fair amount of \$8 as owed to the Corporation by each veteran receiving the exemption and when payment of the exemption is made the veteran will be notified of this suggestion of the Board and asked to sign an affidavit allowing the deduction of said cost of obtaining his exemption
Veterans	11/05/58	Y	a-118	That the veterans be given their exemption in a lump sum twice a year, in December and in June.
Credit Union Space	11/19/58	Y	a-120	That if there is a reasonable doubt that this might be in conflict with any of our Articles, Contract or Deed of Trust that we refer it to our attorney for clarification (grant Credit Union office space)
Carpenter's Contract	11/19/58	Y	a-124	That Mr. Fernandez negotiate a contract with the Carpenter's Union for the carpenter as general carpenter and we accept Mr. Wendell Oakes at the higher rate of pay, \$500/month for each man to be effective December 1st, 1958
University of California	11/19/58	Y	a-132	That Dan Rocha be allowed to contact the University of California and they go ahead and draw up plans and submit them to the Board.
Screening Committee	11/19/58	Y	a-133	To give the Screening Committee the authority to use their own discretion in placing applicants regarding size of units desired
Secret Ballot	11/19/58	Y	a-135	That in the future any problem brought before the Board with the person present at the meeting, the vote be by mandatory secret ballot
Maintenance Policy	12/03/58	Y	a-136	That we delete "and after work is completed" in number two of the Maintenance Policy
Veterans	12/03/58	Y	a-142	That the veteran members that have moved or move prior to the payment of the veteran's tax exemption be given a pro rated share of their veteran's tax exemption
Credit Union Space	12/03/58	Y	a-149	That we grant the Credit Union the cloak room month by month, free of charge

Broken Windows	12/03/58	Y	a-151	That Louie handle this situation in accordance with the Contract (replacing broken windows)
Carpenter's Agreement	12/03/58	Y	a-152	That we accept the carpenter's agreement to be signed by the President and Secretary (union agreement)
Management Policy	12/09/58	Y-special	a-154	That we delete Number 8 in the Management Policy
Management Policy	12/09/58	Y-special	a-155	That we adopt Number 10 as written in the Management Policy
Management Policy	12/09/58	Y-special	a-156	That we delete Number 11 from the Management Policy
Management Policy	12/09/58	Y-special	a-157	That we delete Section 12 of the Management Policy and conform with the contract
Management Policy	12/09/58	Y-special	a-158	That we delete item 13 from the Management Policy
Management Policy	12/09/58	Y-special	a-159	That we adopt Number 14 of the Management Policy
Management Policy	12/09/58	Y-special	a-160	That we adopt item 15 of the Management Policy
Hall Policy	12/09/58	Y-special	a-166	That item 19 be deleted as it is in the hall policy
Ground Rules	12/09/58	Y-special	a-167	That we adopt the Notification on Ground Rules with the understanding that the Manager uses the same form he already has. Amendment: That the words "for lawn mowing, watering and weeding" be deleted
Management Policy	12/09/58	Y-special	a-168	that the Management Policy be adopted as amended
Secretary-Treasurer's Policy	12/09/58	Y-special	a-171	That we adopt the Secretary-Treasurer's Policy as amended
Hall Policy	12/09/58	Y-special	a-172	That we adopt the revised Section 1, Paragraph 2 of the Hall Policy
Women's Club-Hall	12/09/58	Y-special	a-173	That we grant the Women's Club the use of the Hall, free of charge.
Screening Policy	01/07/59	Y	a-192	That we delete Section 7 of Transfers Within the Village from the Screening Policy
Secretary-Treasurer's Policy	01/07/59	Y	a-193	That we delete the words "request the Board of Directors to" from Number 2 of the Secretary Policy. To read: The salary of the Secretary-Treasurer is determined by the Board of Directors. When required to work in the office, the Manager shall pay the Secretary-Treasurer the prevailing union scale.

Secretary Treasurer	02/10/59	Y-special	a-214	That the Board of Directors exercise their rights under the Contract and instruct the Secretary-Treasurer to write a letter to Mr. Reed informing him that the arrangement he has proposed is not acceptable to the Board of Directors
Mrs. Boyer's Unit	02/10/59	Y-special	a-215	That we turn this notice regarding Mrs. Boyer's unit over to our attorney and authorize him to take the necessary action
Juke Box	02/10/59	Y-special	a-219	That we give the Manager authority to purchase a juke box and have it installed at the best offer possible for the auditorium and youth center.
Recommendation Amendment	04/08/59	Y	a-248	That we comply with Mr. Johnston's recommendation, Amendment: that this also be placed in our Screening and Management Policy
Candidates Night	04/08/59	Y	a-253	That we allot an evening for a candidates night for city council candidates with a committee to make arrangements
Mortuary Plan	04/08/59	Y	a-256	That we give the Manager permission to go ahead with this Mortuary Plan
Porch Enclosures	04/08/59	Y	a-257	That we adopt porch enclosures (we will be allowed to enclose the front in glass; the sides in redwood up to the railing, glass up to the rafters, from the rafters to the porch roof in redwood
Adopt Recommendation	04/08/59	Y	a-258	To adopt the recommendation
Adopt Recommendation	04/08/59	Y	a-259	To adopt the recommendation
Adopt Recommendation	04/08/59	Y	a-260	To adopt the recommendation
Adopt Recommendation	04/08/59	Y	a-261	To adopt the recommendation
Adopt Recommendation	04/08/59	Y	a-262	To adopt the recommendation
Adopt Recommendation	04/08/59	Y	a-263	To adopt the recommendation
Use Permit and Master Plan	04/14/59	Y-special	a-265	That we file for a revision of our conditional Use Permit and proceed with the revisions of the Master Plan

Fences	04/14/59	Y-special	a-266	That we give our Planning Committee instructions that they are to divide the fencable lawns as equal as possible with disregard to the size of the units, if it so desired in case of mutual agreement between the neighbors the fences can be varied
Improvement and Resale Policy	04/14/59	Y-special	a-268	That we adopt the Improvement and Resale policy as read
Membership Policy	04/14/59	Y-special	a-269	To adopt the Membership Policy
Improvement and Resale Policy	04/28/59	Y-special	a-278	That the Improvement and Resale policy be brought back on the table for further discussion
Committee Contact Gentleman	04/28/59	Y-special	a-281	That a committee be appointed to contact this gentleman (owner of market) and that he be present at the next Board meeting to discuss this
By-Laws	04/28/59	Y-special	a-287	That we adopt these By-Laws as amended
Improvement and Resale Policy	05/06/59	Y	a-295	That we recall the Improvement and Resale Policy and bring it back to the table for discussion at this time.
Improvement and Resale Policy	05/06/59	Y	a-296	That we amend Number 4 of the improvement and resale policy to read as follows: If the corporation purchases a member's perpetual use, the corporation is under no obligation to pay more than down payment plus accrued equity, but should the vacating member have any alterations or additions which he wishes to sell and the new member wishes to purchase, this is strictly a matter between buyer and seller. The AVMHC, or any of its officers, or employees, shall not become involved in personal dealings. If the first applicant on the waiting list does not wish to purchase the alterations or additions, the seller is free to remove such alterations or additions, not attached to the main building before surrendering his keys, provided the unit is left in a saleable condition. The Board of Directors shall serve as mediator on any exception brought before the Board.
Fishing Club	05/06/59	Y	a-297	That we bring the Agreement between the Fishing Club and the corporation back on the table for reconsideration
Permit Authorization	06/10/59	Y	b-1	For the adoption of this 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 Corporations, of the State of California, for a permit authorizing the sale of 150 memberships in this corporation at a price of \$1 per membership over a period of 2 years

BOARD MEETINGS	06/10/59	Y	b-6	That Board meetins shall be held on the first and third Wednesday of each month between the hours of 7:30 p.m. and 10:30 p.m. The members may question board policy, may speak on policy or question, providing they adhere to parlimentary procedure, requesting permission of the Chair
BOARD MEETINGS- Agenda	06/10/59	Y	b-7	That an agenda of Board meetings be placed on the window and bulletin board of the corporation office on the same day or not later than the morning of the second day for the purpose of the members to read and attend Board meetings if they so desire, also that the minutes of each Board meeting shall be placed in a ring binder provided for same, attached to the office counter for the members to read at their convenience
Board Meetings	06/17/59	Y	b-11	b-6 was rescinded. A regular board meeting will be held on the Wednesday preceding the tenth of each month between the hours of 7:30 and 10:30 p.m. rescinded by motion b-11
Parking Area Rent	07/08/59	Y	b-24	That we rent the front section of the parking area to Mr. Tashjian for \$100/month
Mr. Greeson's Fence	07/08/59	Y	b-26	That Mr. Greeson be notified immediatly to rebuild his fence to conform with his application and the rules and regulations of the corporation within ten days from date of notification or eviction proceedings will be instigated.
Improvement and Resale Policy	07/08/59	Y	b-27	That Item 4 of the Improvement and Resale Policy as amended the 6th of May be rescinded
Item 4	07/08/59	Y	b-28	That we adopt Item 4 as read
Manager	07/08/59	Y	b-29	That in the future if the Manager is going to enter into this kind of dealing he is to get his hourly rate for the work from the members involved (work on his own time)
Improvement and Resale Policy	07/08/59	Y	b-30	That we rescind the previous Item 6 of the Improvement and Resale policy
Item 6	07/08/59	Y	b-31	To adopt Item 6 as read
Denied Request	07/08/59	Y	b-34	That this request be denied (It was the opinion of the Board that sub-leasing was for members wishing to return and sub-lease in temporary absence)
Mr. Greeson- 30 Day Extension	07/27/59	Y-special	b-39	That Mr. Greeson be granted a thrity day extension and at the end of 30 days if he doesn't conform to his application and rules and regulations, he be sent an eviction notice
Dove Coves	07/27/59	Y-special	b-42	That we comply with the rules and regulations of the City of Richmond in this matter concerning dove coves
Mr. Dias Fence	07/27/59	Y-special	b-44	That Mr. Dias build his fence to specifications to comply with the rules and regulations of this corporation within 60 days

Painting	09/10/59	Y	b-74	That we authorize our auditor to check with Washington about the \$7500 to complete the painting this year
Resolution	09/10/59	Y	b-75	For the adoption of the resolution: Resolved that the Complaint attached hereto, and made a part hereof, be issued against Harold Greeson and Helen Greeson by this corporation
Policy of Sending Flowers	09/10/59	Y	b-78	That the present policy of sending flowers to members be continued
Alcoholic Beverages	09/10/59	Y	b-79	That all alcoholic beverages be discontinued, both selling and serving, in or around the administration building
Resolution to By-Laws	09/30/59	Y	b-83	For the adoption of the resolution: Resolved, that Article XVI of the By-Laws of this corporation be amended by adding thereto the following; Section 2. No amendment shall be effective unless it is approved in writing by the Public Housing Administration of the United States of America. When such approval is given, however, the amendment shall be deemed to have been effective from the date of its adoption
Mr. Fernandez-Vacation	10/07/59	Y	b-95	That we give Mr. Fernandez the privilege of accumulating his vacation until next year, on condition that he agrees not to take all six weeks next year at one time and not more than three weeks in succession, this for the year 1959 and 1960 only
Board Meetings-Coffee Provided	10/07/59	Y	b-96	That coffee be provided to the Board of Directors and members attending on Board meeting nights by the Corporation and that the Chairman of the Kitchen Committee be authorized to obtain money from petty cash to pay for the coffee
Fact Finding Committee	10/07/59	Y	b-97	That the Fact Finding Committee be instructed to ascertain the rental for offices of this type within the area and bring back a recommendation to the Board of Directors and that the Credit Union purchase and install their own telephone and no records of the Corporation be made accessible to them.
Hall- Father Garvey	10/07/59	Y	b-98	That the hall e granted to Father Garvey as it has in the past (the use of the hall for Catechism classes)
Hall	10/07/59	Y	b-99	That the same privilege be accorded this person (WH Rosecrans and Richard Sanchez) as to Father Garvey
Hall	10/07/59	Y	b-100	That Lawrence Martinez be granted the hall on November 7, with the understanding that he is to pay 25% of the net receipts. Amendment: That in the letter he must be instructed that if any drinks are served, under the rules of the corporation, he must supply a special officer.

Fact Finding Committee	11/10/59	Y	b-115	That the Fact Finding Committee take this under advisement and bring a report back to the Board with a recommendation and also determine if this unit is rented in violation of the contract
Painting	11/10/59	Y	b-109	That we continue the painting and finish it this year weather permitting
Retroactive Pay	11/10/59	Y	b-119	That the Committees' recommendation be adopted regarding retroactive pay and the part time help joining the union
Negotiating Committee	11/10/59	Y	b-120	That we allow the Negotiating Committee to go to \$380 on a two year contract. Amendment: that if the union does not agree to a two year contract the Negotiating Committee is not to go over \$375 per month on a one year contract
Negotiating Committee	11/10/59	Y	b-122	That the Negotiating Committee be allowed to negotiate the contract for three weeks vacation after four years.
Dwelling	11/18/59	Y-cont	b-124	For the adoption of this rule: Member agrees that he will not use or permit the use of his dwelling for commercial purposes, for illegal or immoral purposes, or for any purpose other than that of a private home, and that he will commit no waste upon premises
Dwelling	11/18/59	Y-cont	b-125	For the adoption of this rule: Member will not allow any property in his possession or control to remain outside of the dwelling in such a manner as to be detrimental to the appearance of the project or in any manner, which in the judgement of the Board of Directors, would constitute a menace to health and safety
Eviction	11/18/59	Y-cont	b-127	That our attorney be contacted and instructed to dreaft a Corporation rule regarding this matter (requiring a member to pay attorney fees resulting in eviction proceedings when the member is in direct violation of the Mutual Ownership Contract, or the rules and regulations of the Corporation, or both, and is given ample opportunity to correct the violation, and every effort is made to mediate the matter, as at a hearing, and no correction or compromise is reached, which then necessitates adoption of a resolution for eviciton and then the member decides to correct the violation)
Black Stove Pipe	11/18/59	Y-cont	b-129	That the Corporation continues to replace black stove pipe for the present time
Credit Union	11/18/59	Y-cont	b-130	That we accept the recommendation of the Fact Finding Committee (We feel no rental fee should be charged the Atchison Village Credit Union at this time; as it is open to the entire membership of the Village and the space that the Credit Union now occupyes is not needed for any other purpose of the Village at this time)

Reduction in Rents	11/18/59	Y-cont	b-131	That there be no reduction in rents at this time and if at any time a rent reduction can be made without jepordizing the corporation as a whole that this matter be taken under consideration
Bids- Sidewalks	11/18/59	Y-cont	b-132	That Mr. Fernandez be authorized to send out invitation for bids and also ascertain the rate of payment for a one year, two year, and three year repayment program and to include in the invitation that the corporation reserves the right to refuse any and all bids. Amendment: that we obtain an outside person to draft our specifications on sidewalks and that we advertise in the papers for bids and the bids are to be slealed and opened at a Board meeting
Negotiating Committee	11/25/59	Y-special	b-138	That we allow the Negotiating Committee to go to \$380 per month and three weeks vacation for 1960
Mr. Turners Fence	11/25/59	Y-special	b-142	That Mr. Turner's fence be accepted as submitted in his application
Days off for Employees	12/10/59	Y	b-156	That all employees be given one half day off with pay on December 24th and December 31st, 1959 as in the past
Letter to City Council	12/10/59	Y	b-157	That the Board of Directors send a letter to the City Council and the Redevelopment Agency stating that when the area to be included in the downtown redevelpment is to be considered, that Atchison Village Mutual Home Corporation wishes to go on record as desireing to be excluded
Fair Market Value	02/10/60	Y	b-183	Of non-concurrence on motion b-174 (that in the future people who request fair market value be asked to state amound of money they want for their unit
Contract	02/10/60	Y	b-186	Tht the contract be accepted with the correction (for monthly installments for nine months rather than ten if there is to be a total of ten payments)
Damage to Building- Children	03/10/60	Y	b-201	Tht the members be informed that the parents of children caught marring the building will be held responsible for any damage to the building
Bids- Sidewalks	04/07/60	Y	b-205	That the Manager be authorized to contact some contractors and see if they would like to put in a bid to do the sidewalks on the same basis that the trial sidewalk was repaired.
Kitchen Committee	04/07/60	Y	b-210	That we turn the money (donations and cake sale) over to the Kitchen Committee and let them spend it as they see fit for kitchen supplies
PG&E	04/07/60	Y	b-215	That the Chairman and the Manager make an appointment with the representative of PG&E and try to solve this problem the best way possible (sheds being built over gas lines)

Screening Committee	04/07/60	Y	b-217	That this matter be referred to the Screening Committee with the recommendation that the present cases be resolved and when the Screening Committee has this resolution clear that a copy be submitted to the Board members. Amendment: that it also be stipulated in the motion to have a time limit of 30 days for a transferring or departing member to sell his unit after vacating
Vacate Unit- Paint	04/07/60	Y	b-218	That in the future any vacating members apartment that is not in a livable condition for incoming members the cost for paint to be subtracted from his equity and hereafter Section 12 of the Mutual Ownership Contract is to be observed
Permit Authorization-sale of 150 Memberships	05/10/60	Y	b-230	For the adoption of 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 Corporations of the State of California, for a permit authorizing the sale of 150 memberships in this corporation at the price of \$10 per membership over a period 2 years
Water Standing along curbs	05/10/60	Y	b-238	That a letter be addressed to the City Council concerning this matter with a copy sent to the City Manager (in regard to the water standing along the curbs)
Fair Market Value	05/10/60	Y	b-240	For the adoption (of rules regarding fair market value
Playground Director	05/10/60	Y	b-241	That Mr. Fernandez check into the matter of a playground director for the park
Amendment to Article III, Section 6	05/10/60	Y	b-242	That the Board of Directors adopt this amendment to Article III, Section 6 and that the attorney be advised to draft the proper resolution to change this section and article of the by-laws in the proper manner
Hall Rental- Policy	06/08/60	Y	c-12	That the present Hall rental policy be changed as follows: Any member of Atchison Village may rent our hall free of charge. The \$10 cleaning deposit shall be posted and returned if the hall is left in a clean condition. If a member of Atchison village is a member of a club outside the village and desires to use our facilities, if 50% of the people attending the meeting are village residents, then no charge will be made. Otherwise, the present policy of rental to outsiders will apply. The manager, together with the Fact Finding Committee, shall have the authority to lower the rental charge to outsiders occasionally when in their opinion the merits of the organization deserve special considerations. Amendment: to change the deposit to \$20

Eviction	06/08/60	Y	c-18	That the present Board of Directors go on record that in the event of an eviction and a request is made for a general membership meeting, it be granted before the eviction is made.
Article III, Section 6	07/14/60	Y	c-22	that Article III, Section 6 be re-amended to conform with the amendment made in May 1960 as follows: "The final list of nominees, including those nominated from the floor, those nominated by the members for five days, and those nominated by the committee, shall e submitted to the Secretary-Treasurer for posting in the Corporation's office for at least 20 days prior to the annual meeting on the fourth Wednesday in May. Amendment: "Nominations made in the absence of nominees shall only be made over the nominee's signature."
Voting Machines	07/14/60	Y	c-23	That the Atchison Village Mutual Homes Corporation employs voting machines for the next election in May 1961
Fence	07/27/60	Y-special	c-28	That any expense that Mr. Key has in changing his fence, in material, that the corporation pay for it.
Mr. Howell's Letter	08/10/60	Y	c-30	That we answer Mr. Howell's letter stating that we are of the opinion that we should be getting a good deal more consideration down here than we have in the past. Amendment: that this matter be turned over to the Park and Street Committee.
Mr. Key- Fence	08/10/60	Y	c-33	That the manager is to instruct Mr. Key that he is to follow the orders given by the City that his fence has to be set back to City specifications and specifying that according to the fence rules Article II: "No fence shall project forward of the front face of any building".
Rent of Units	08/17/60	Y-special	c-38	That units be rented when they are available with the present members of the corporation having preference before we rent unit.
Stop Sign	09/07/60	Y	c-47	That this matter (of the intersection at Bissell and Collins having only a two way stop sign) be turned over to the Park and Streets Committee to check with the City on this matter as a request.
Behavior of Members at Board Meetings	09/15/60	Y-Special	c-57	That the following rules and regulations be adopted for the corporation. Any member who attends a meeting of the Board of Directors shall conduct himself or herself in an orderly manner. He shall refrain from causing disturbance by talking or making other noises which interfere with the conduct of the meeting and he shall speak only after being recognized by the chairman.
Attorney Services Dismissed	09/16/60	Y-special	c-61	That the services of our present attorney be dismissed and we employ the services of John Knox and Associates.

Union Application	01/24/61	Y-special	c-135	That the item regarding whether the applicant is a member of the union and is willing to join the union be removed from the application.
Agendas	01/24/61	Y-special	c-138	That hereafter we have the office staff send out agendas of all meetings to the membership.
Credit Union	01/24/61	Y-special	c-141	That the chairman appoint a committee to check into the matter (of the Atchison Village Credit Union paying nothing for their office space and not having a mail slot) again and bring back their recommendations to the Board.
Recreational Activity	01/24/61	Y-Special	c-142	That the amount in Adult Recreation, less any unpaid bills, be given to the committee, hereafter the corporation will not provide funds for recreational activities.
PG&E	02/08/61	Y	c-148	That the document sent to the Corporation from PG&E regarding three sheds that sit over gas lines be turned over to our insurance agent, Mr. Kosich and attorney Mr. Lindisman for the study and recommendation, and have the attorney draw up an agreement between the three families involved and the Corporation.
Boy Scout Troup 73	02/08/61	Y	c-151	That they (Boy Scout Troup 73) be granted permission to use Village facilities for their car wash project.
By-Laws	02/14/61	Y-special	c-155	That the tentative By-Law amendments be adopted pending verification of our attorney.
Resolution	03/01/61	Y-Special	c-168	That a resolution be made stating that "No payment for the loss of income be granted to Mr. Patterson as per Article III, Section III of our By-Laws for the bill submitted December 15, 1960, and that the Board adopt the resolution.
Articles of Incorporation	03/08/61	Y	c-174	That the Board adopt the ninth amendment of the Articles of Incorporation and that it be sent to the attorney for him to prepare it in the necessary resolution and petition form.
By-Laws	03/08/61	Y	c-175	That the By-Laws amendments be accepted by the Board of Directors as proposed by the By-Laws Committee and the Attorney pending approval of Federal National Mortgage.
By-Laws	03/08/61	Y	c-179	That a letter be drafted answering each member and stating according to Article III, section 3, of the By-Laws and due to the circumstances the Board does not feel that they should be reimbursed.
Hall- Church	03/08/61	Y	c-190	That the permission be granted and the same privileges be given to them (First Free will Baptist Church) as other churches have had in the past.

PARKING LOTS	03/14/61	Y-special	c-192	That a communication be sent to the Meyers Brothers Co. and the City Planning Commission that the Board of Directors of the Atchison Village Mutual Homes are not in favor of rezoning lots 1, 2, 3, and 4, Block 3, Map of the City of Richmond.
Articles of Incorporation	04/10/61	Y	c-200	Consents to Amendments of Articles of Incorporation being clarified and prepared for signatures and a letter of explanation be sent to members carrying the President's signature.
Credit Union	04/10/61	Y	c-203	That the Credit Union be permitted to install a door and that the Credit Union bare all necessary expense of the installation of it, also make arrangements for their mail and payments to be received direct to them as the Corporation will no longer be involved in accepting them.
Taxes	04/10/61	Y	c-205	That the recommendation of opening a savings account for taxes be accepted and earmark the account for taxes only.
Member's Yard	06/08/61	Y	d-9	That the office send the party in question a letter giving him 15 days to clean up his yard in a manner approved by the Manager or else a laborer will be sent over to do the work at the members expense.
Letters to Members-delinquent accounts	06/08/61	Y	d-10	That the Board authorizes the President to send out letters to these members with delinquent accounts giving them 30 days to bring their accounts up in full or to make satisfactory arrangements, in writing, stating why they are not able to do so.
Secretary-Treasurer	06/08/61	Y	d-11	That notices be sent out to the members stating that anyone interested in the position of Secretary-Treasurer may fill out an application in the office. This position to be limited to members of the Corporation and the applications to be brought to the Board of Directors.
Credit Union	06/08/61	Y	d-15	That the secretary send a letter to the Credit Union reminding them of the verbal agreement that Mr. Shire made with the Board of Directors concerning the installation of the door, and stating that the Board of Directors would like to have clarification from the Credit Union, in writing, or the Board will have to take necessary steps to remedy the situation.
Interview Committee	06/21/61	Y-special	d-18	That the committee of three appointed to interview the applicant for maintenance man also interview Mrs. Imboden to see what her reaction is and what work load she is going to carry and report back to the Board.
Credit Union	07/12/61	Y	d-24	That we send a letter to the Credit Union stating that the Corporation will furnish the door only.

Secretary of State	07/12/61	Y	d-25	That the communication from the Secretary of State be sent to Attorney Landisman and ask him to clarify it for us and then notify the members.
Delinquent Accounts	07/12/61	Y	d-26	That the order be that the delinquent accounts be turned over to the Fact Finding Committee and that the Fact Finding Committee use their discretion in making a decision.
Committees	07/12/61	Y	d-30	That the President discontinue the Adult Recreation Committee and appoint instead a Hall Committee.
Two- Car Garage	08/09/61	Y	d-40	That the Corporation build a two-car garage and leave the details as to the site and construction details to the Planning Committee and that the report and plans be brought back to the Board of Directors before construction is started.
Tax Reserve Account	11/08/61	Y	d-86	That we concur with Mr. Creek's recommendation that we allocate \$72,000 in the tax reserve account.
Auditor- Mortgage Payment	11/08/61	Y	d-87	That the Auditor be authorized to write to Federal National Mortgage Association inquiring into the reasons for the difference in the mortgage payment which showed an increase.
Roofing	11/08/61	Y	d-88	That we concur with the Auditor's recommendation and allocate \$44,000 for reroofing in the 1962 budget.
Youth Center	11/08/61	Y	d-97	That we give the children the use of the Youth Center until further notice.
Court decree	11/08/61	Y	d-99	That the Corporation receive a certified copy of the Court decree before any name is removed from the contract by a court order as recommended in Attorney Landismann's communication of September 6, 1961.
Roofing	12/13/61	Y	d-108	That we adopt the program on roofing in general, the Board of Directors to review the specifications and submit them to the attorney before submitted for bids.
Letter to Member	12/13/61	Y	d-111	That the President send a letter to the member in question bringing to his attention the fact that the Corporation has been lenient with him and stating it is the feeling of the board of Directors that he must conform with the policies of the Corporation or more definite action will be taken.
Veterans	12/13/61	Y	d-113	That if a veteran files by the dead-line and the veteran's exemption is granted, that he receives the full amount of his tax exemption for the taxable year in one lump sum.
Women's Club- baskets for needy families	12/13/61	Y	d-114	That the Board concur with the request from the Woman's Club and any amount remaining from the Christmas party be used to fill baskets for needy families.

Roofing	01/10/62	Y	d-123	That authorization be given to the President to ask for sealed bids for roofing 162 buildings; bids to be accepted until 5:00 pm February 16, 1962.
Complaint against Members	02/07/62	Y	d-135	That the Board adopt a complaint against the two members who ignored the Committees' letter completely.
Amendment to Article	02/07/62	Y	d-138	That Article I, section 10 be amended by deleting the words "at its discretion", and adding "no more than actual cost".
Article Abolished	02/07/62	Y	d-139	That the proposed Article I, Section 11 be abolished completely.
MUTUAL OWNERSHIP CONTRACT	02/07/62	Y	d-140	For the adoption of the foregoing amendemnt to Article I (Article I, Section 11: The issuance of a new Mutual Ownership Contract to any member shall in no way relieve the member from existing obligation arising under the Mutual Ownership Contract sought to be cancelled and replaced. That any such existing obligation shall continue and become a part of any new Mutual Ownership Contract so issued.
Members- 21 yrs. Old or Older	02/07/62	Y	d-141	For the adoption of the foregoing amendment to Article I (Article I, Section 12: No person shall be accepted as a member in the corporation unless he has attained the age of twenty-one (21) years unless said minor person is represented by a guardian appointed by a court of competent jurisdiction.)
By-Laws	02/07/62	Y	d-142	For the adoption of the additon to Article XVIII of the By-Laws (No transaction entered into between a member and a prospective buyer shall be in effect until: (1) The prospective buyer has been accepted by the Corporation as provided in accordance with the rules and regulations on assignments adopted by the corporation. (2) No member shall be relieved of the obligations and responsibilities as perscribed in the Mutual Ownership Contract, the By-Laws, and all the rules and regulations of the corporation, until they have been fulfilled to the satisfaction of the corporation. (3) No member, in the case of any transfer, shall at any time hold or occupy, directly or indirectly, more than one unit in the corporation.)
By-Laws	02/07/62	Y	d-143	That the foregoing resolution be adopted (Resolved, that the By-Laws be amended by the adoption of Section 10, Section 11, and Section 12 to Article I, and resolved, that the amendment to Article XVIII be adopted as added to the By-Laws.)
Letter- Executive Committee	02/07/62	Y	d-148	That the Board forward a letter to the Executive Committee of the Carpenter's Union, Local 624, protesting the presence of Mr. Cherry at the membership meeting of February 4, 1962.

Kitchen Telephone	03/08/62	Y	d-166	That the kitchen telephone be removed.
Maintenance	03/20/62	Y-special	d-186	That we right the conditions as set forth by the Health Inspector and have them done. Also check with maintenance man to see how much of the work he can take care of.
complaint for Damages	04/10/62	Y	d-196	To file cross complaint for damages arising out of the injunction
Fee for stove and water heater moved	04/10/62	Y	d-198	That members be responsible for the \$2.00 fee when stove or water heater are in good condition and moved for the convenience of the member. Fee to be paid to the Corporation office and not to the City of Richmond.
Dumpster Service	04/12/62	Y-special	D-205	To renew service of dumpster immediately.
Roofing	04/23/62	Y-special	D-207	to accept the lowest bidder, the Tirey Roofing company of Fairfield with a bid of \$
Color	04/23/62	Y-special	D-208	Officers meet with the Attorney and contractors to select the color and sign the contract
Contract	04/30/62	Y-special	D-216	That Mr. Landisman check with Mr. Tirey if there is any way of cancelling contract without damages to the Corporation.
Roofing	05/08/62	Y	d-218	To take amount of money in excess of amount needed for immediate roof repairs and put it into a repair and maintenance fund to be used solely for this purpose.
By-Laws	05/28/62	Y	c-2	That we advise Mr. Landisman that the Board feels that no further action should be taken on these two amendments and that Mr. Landisman advise the Board of the action taken regarding the other two amendments. (amendments to by-laws, Article 1, Section 10 and Article 1, Section 12 not being approved by Federal National Mortgage Association.
Resolution	05/28/62	Y	c-8	That the foregoing resolution be adopted (resolution that Mr. Wilson contact Mr. Landisman regarding Certificate of Membership being changed from 150 certificates to 200 certificates.)
Business Papers	06/06/62	Y	c-12	To send all business papers from the Corporation to the members by mail.
Board Meetings	06/06/62	Y	c-168	That the Board of Directors regular meeting be held on the second Wednesday of each month. Agendas to be sent to Directors and posted on the door of the Administration Building for the membership. Special or General Assembly meetings' agendas to be mailed to the membership.
Flag	06/06/62	Y	e-17	To purchase a fifty star flag at the price of \$27.95 plus tax and a steel plastic coated cable.

Time Limit for Person who Speaks	06/13/62	Y	c-18	That the time be limited to two minutes for each person who wished to speak.
Maintenance Articles	06/17/62	Y-special	e-21	That the sum of two-hundred dollars (\$200) be spent for maintenance articles, with the approval of the Purchasing Committee. All receipts and bills to be turned into the office. Payment not to be made out of petty cash.
Material On Hand	06/17/62	Y-special	e-23	That the material on hand (of our shop and supplies) be inventoried and a running inventory kept. And a record made when material is used. The amount of material on hand and where used turned into the office.
Ballot- Major Expenditure	06/17/62	Y-special	e-24	To send out a ballot to the membership on any major expenditure.
PARKING LOTS- Striping	06/17/62	Y-special	e-25	That the members stripe their own parking areas. Rescinded 4/9/14
Fair Market Value	06/17/62	Y-special	e-26	That a member selling at Fair Market Price, all expenses to be borne by the seller. Substitute Motion e-26 that a member selling at Fair Market Price be charged \$5.00 for work performed by our office force of drawing up papers plus any other costs incurred.
Richmond Sanitary Service	07/11/62	Y	e-29	That the secretary and the president sign the agreement with Richmond Sanitary Service, a copy to be sent to Mr. Landisman before being returned to the sanitary company.
Roofing	07/11/62	Y	e-30	To concur with Mr. Nelson's recommendation to have a survey of the roofs made.
Mr. Paulk Shed	07/11/62	Y	e-37	That a letter be written to Mr. Burgess Poole, Chief Bldg. Inspector of Richmond, asking if Mr. Paulk built his shed according to the plans submitted, when requesting the permit to build.
Purveyors	07/11/62	Y	e-33	That we inform our purveyors, that we wish to make available to our members, the privilege of purchasing merchandise from them. Members to receive our discount, with the purveyors permission. Such purchases not to be charged to the Corporation.
Authorization to Sign Checks	07/11/62	Y	e-34	That the President, Vice-President and Secretary be given authorization to sign all monthly mandatory checks.
Maintenace Man	07/12/62	Y	e-40	That the maintenance man be instructed to abide by the policy set by the Board of Directors on November 5, 1958 and in accordance with the Mutual Ownership Contrat until further notified.
Teenage Recreation Fund	07/12/62	Y	e-41	That \$12.00 be transferred out of the general fund of the corporation into the teenage recreation fund and all proceeds from the rental of the juke box go into the teenage recreation fund and hereafter it will be their responsibility to maintain the juke box.

Richmond Sanitary Service	08/08/62	Y	e-44	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.
Screening Committee	08/08/62	Y	e-46	That the screening committee member who uses their automobile on Corporation screening committee business be paid ten (10) cents per mile.
Yearly Blanket Permit	08/08/62	Y	e-51	That we purchase a yearly blanket permit at a fee of \$50.00.
Mr. Landisman-duties and services	08/08/62	Y	e-53	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.
Roofing	09/12/62	Y	e-54	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.
Hall- Deposit	09/12/62	Y	e-58	That all organizations using the Auditorium regularly must deposit \$20.00 for the use of the Auditorium.
Roofs	09/12/62	Y	e-59	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.
Roofing	09/25/62	Y-special	e-63	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.
Roofing	09/25/62	Y-special	e-63	Amendment to e-63, that the specifications include the cost of removing the present shingles, and applying solid sheeting before new roofing.
Delinquent Members	09/25/62	Y-special	e-65	That delinquent members who do not make satisfactory arrangements with the office regarding their accounts be turned over to the attorney.
Members and Board Members-office lobby	09/25/62	Y-special	e-67	That members and Board members, unless authorized to do so, remain in the office lobby.
Mrs. Hendricks-Manager	10/12/62	Y	e-74	That Mrs. Hendricks be put on a trial basis of six months as manager of the Corporation.
Retainer Agreement	10/12/62	Y	e-72	To sign the Retainer Agreement and forward same to Mr. Landisman.

Non- Usable be cars moved out	10/12/62	Y	e-72	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.
Mr. Wilson's Resignation	10/17/62	Y-special	e-76	That the Board accept Mr. Wilson's resignation as president and chairman of the Board of Directors.
Acting Chairman	10/17/62	Y-special	e-77	That the Acting Chairman call a special meeting of the Board to elect a president and chairman of the Board of Directors.
Unanimous Ballot	10/23/62	Y-special	e-79	That the secretary cast a unanimous ballot on the behalf of Mr. Runnels as president.
Unanimous Ballot	10/23/62	Y-special	e-80	That the secretary cast a unanimous ballot on behalf of Mr. Watkins as vice-president.
Board Meetings- 2 hrs.	11/14/62	Y	e-94	That all Board of Directors meetings be limited to two hours (with exceptions), 7:30-9:30 P.M.
Office Procedures	11/14/62	Y	e-105	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.
Shares	11/19/62	Y-special	e-107	That Mr. Landisman investigate the shares and the information be brought back to the Board of Directors of his findings as soon as possible.
Children's Christmas Party	11/19/62	Y-special	e-109	That a committee appointed for the annual childrens' Christmas Party be given the sum of \$250.00.
Office Hours	12/11/62	Y	e-111	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.
Roofing	12/17/62	Y	e-117	That the matter of the (roof) survey be turned over to the Planning Committee to check and return their findings to the Board.
PG&E	12/17/62	Y	e-228	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.
Maintenance- Rain Gear	12/17/62	Y	e-121	That the Corporation furnish the maintenance men with rain gear.
Members Info. Could Not Be Given Out	12/17/62	Y	e-122	That Mrs. Hendricks be notified that names and addresses of the members of the Corporation not be given out to solicitors.
Delinquent Accounts	01/09/63	Y	e-134	That all delinquent accounts over one month be turned over to the attorney for eviction unless satisfactory arrangements are made.

Repairs to Units	01/09/63	Y	e-138	That Mr. Runnels be authorized to make necessary repairs of Corporation units to put them in salable condition.
Manager Salary	01/09/63	Y	e-140	That the president be known as President-Manager, and as manager he receive a salary of \$150.00 per month.
Insurance Bids	02/05/63	Y-special	e-146	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.
Water Heaters	02/13/63	Y	e-159	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.
Compliant and Resolutions	03/12/63	Y	e-163	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.
Water Valves-Bids	03/14/63	Y	e-173	That bids be asked of plumbing contractors for thirteen (13) new water valves installed.
Office Help	03/14/63	Y	e-176	That the office help be instructed to turn over all matters concerning the Corporation, not including in office procedure, be turned over to the Chairman and Directors.
Planning Committee	03/27/63	Y-special	e-178	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.
Roofing	04/10/63	Y	e-191	That the six roofing contract bids be turned over to the attorney for his approval then brought back to the membership for a vote.
Charging New Members a full month Rents	04/10/63	Y	e-186	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.
Unit for Resale	04/10/63	Y	e-187	That no unit for resale by the Corporation be held for a new member until they are screened and approved.
Roofing	05/20/63	Y	e-214	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.
Survey- Lights	06/12/63	Y	f-6	That Mr. Nelson contact Mr. Sturgeon and make a survey (with regard to additional lights) and bring back recommendation to the Board.

Women's Club	06/12/63	Y	f-8	That the Women's Club be allowed to use the storage room off the kitchen on a permanent basis.
Trees Blocking Sewage Lines	06/12/63	Y	f-10	To take out the trees (blocking a sewage line with their roots).
Complaint and Resolution	06/12/63	Y	f-14	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.
Office Hours	06/12/63	Y	f-17	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).
Petition- Park	06/12/63	Y	f-18	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).
Mosquitoes	07/10/63	Y	f-25	To contact the Mosquito Abatement District for recommendations and assistance on this matter (regarding mosquitos in the village).
Extra Help in Case of Emergency	07/10/63	Y	f-36	The Board grant the president the authority to hire extra help in case of any emergency.
Tax Assessment	07/10/63	Y	f-37	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.
Parking Lots	08/14/63	Y	f-52	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.
Complaint and Resolution	08/14/63	Y	f-57	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.

Letter to Members-Permits	08/14/63	Y	f-61	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.
Payments	09/18/63	Y	f-72	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.
Dick's Market Softball Team	09/26/63	Y	f-87	That we let Dick's Market Softball Team use the Auditorium Saturday, November 2, 1963.
Payments	09/26/63	Y	f-88	That payments be reduced \$3.00 per month if the Corporation can stand to reduce them.
Manager	09/26/63	Y	f-93	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.
Hall - Polling Place	10/15/63	Y	f-103	That permission be granted to use the Auditorium as a polling place on February 11, 1964.
Christmas Party	10/15/63	Y	f-104	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).
Federal National Mortgage Association	10/15/63	Y	f-108	That each member be given credit for \$20.00 on a given month pending approval from Federal National Mortgage Association.
New Year's Dance	10/15/63	Y	f-109	That we advance \$250.00 to the Adult Recreation Committee for the New Year's Dance under the usual conditions.
Office Employee's International Union Contract	11/12/63	Y	f-113	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.

Planning Committee	11/12/63	Y	f-121	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.
Workmen's Compensation	11/12/63	Y	f-127	That the matter of workmen's compensation for Board and committee members be dropped in accordance with the recommendation of the Insurance Committee.
Planning Committee	11/12/63	Y	f-134	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.
Raise of Salary	11/12/63	Y	f-136	That we increase Mrs. Hendricks' salary to \$400.00 per month, and she be reinstated in the union.
Ground Inspection Committee	01/09/64	Y	f-150	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.
Work for People In Village who in need	01/29/64	Y-special	f-169	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.
city	01/29/64	Y-special	f-172	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.
Contract- off street parking strip	02/03/64	Y-special	f-174	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.
Air Pollution	02/12/64	Y	f-177	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.
Master Plan	03/10/64	Y	f-213	That a letter be sent to the Richmond Planning Department stating we would like to delete from the Master Plan all carpports and let members build sheds and fences with the approval of the city.
Special Meetings	04/07/64	Y	f-215	That the Board not be polled for any other reason except to call a special meeting for the Board of Directors.

Applicant for Membership be Charged	04/07/64	Y	f-225	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.
Lighted Sign	05/12/64	Y	f-248	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.
Resolution	07/14/64	Y	g-19	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.
Fair Market Value	07/14/64	Y	g-24	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.
Sheds and Fences	07/14/64	Y	g-25	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.
Male Employees-Accurate Time Material Log	07/14/64	Y	g-26	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.
Bids	07/14/64	Y	g-32	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.
Purchase of \$100.00 be approved by board	07/14/64	Y	g-39	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.
Parking Lots	07/14/64	Y	g-40	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.

Applicant for Membership be Charged	08/11/64	Y	g-59	That no applicant filing an application will be charged Two Dollars (\$2.00) until they are screened for a unit.
Screening of Members	09/09/64	Y	g-83	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.
Corporation Trucks- gas and Oil	10/13/64	Y	g-111	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.
Labor Contract	11/10/64	Y	g-139	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.
Open accounts	11/10/64	Y	g-151	That the open accounts list on the office bulletin board be marked daily as they are paid.
Board Meetings	11/10/64	Y	g-155	That we have the regular Board of Directors' meeting on the second Monday night of each month.
Property Tax- Veterans	12/14/64	Y	g-180	That the office does not deduct property tax from the veterans' checks.
Colors- Exterior Paint Survey	02/24/65	Y-special	g-226	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.
Hold Back Ten Percent	02/24/65	Y-special	g-215	That we increase the right to hold back ten percent (10%).
Audit	03/01/65	Y-special	g-218	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.

Audit	03/01/65	Y-special	g-219	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 & 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.
By-Laws-Checks	06/01/65	Y-special	g-269	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.
Question and Answer Box	06/01/65	Y-special	g-275	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.
Reserve Account	07/12/65	Y-special	g-308	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.
Metal Buildings	07/12/65	Y-special	g-318	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.
Paid Holidays	01/29/66	Y-special	g-452	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.
Hospital Plan	01/29/66	Y-special	g-453	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.
Teen Center	03/28/66	Y-special	g-524	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.
By-Laws	06/17/66	Y-special	g-566	That Article III, Section 5 of the By-Laws be clarified by the Corporation attorney as to whether or not there is an implecation that if any one person selects the committees it should be the Board.

REPAIR & MAINTENANCE	07/10/66	Y	960410/08	IF A MEMBER IS FOUND TO BE AT FAULT FOR DRYROT DAMAGE, THE CORPORATION WILL MAKE REPAIRS AND MEMBER MAY MAKE PAYMENTS.
Survey	07/26/66	Y-special	g-603	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.
BOARD	07/09/69	Y	I-26	DISTRIBUTE MONTHLY NEWSLETTER DESCRIBING ACTION OF THE BOARD.
FEEES	07/08/70	Y	J-113	IF AV IS FORCED TO COLLECT DELINQUENT FEES, MEMBER WILL BE REQUIRED TO PAY COLLECTION EXPENSES.
FEEES	07/08/70	Y	J-114	UPON SECOND OCCURRENCE OF DELINQUENCY OF 60 DAYS, LEGAL ACTION TO BE INSTITUTED AGAINST THE MEMBER, UNLESS IT IS A HARDSHIP CASE.
MAINTENANCE	08/08/70		J-108	PROTECTIVE GEAR PROVIDED BY AV TO PREVENT DAMAGE TO CLOTHING OF MAINTENANCE MAN.
BOARD	11/11/70	Y	J-165	ALL RESIGNATIONS FROM THE BOARD OF DIRECTORS MUST BE SUBMITTED IN WRITING.
BOARD MEETING	11/24/70		J-186	MINUTES MUST INCLUDE THE MAKER AND SECOND TO THE MOTION, THE RESULT, AND ONLY WHAT IS DISCUSSED BY DIRECTORS ON MOTIONS.
EMPLOYEES	11/24/70	Y	J-187	DIRECTORS MUST GET APPROVAL OF THE MAJORITY OF THE BOARD TO HIRE RELATIVES, TEMPORARY OR PERMANENT.
TAPE RECORDER	11/24/70		J-185	TAPE RECORD MEETINGS FOR USE BY SECRETARY, TO BE KEPT UNTIL MINUTES ARE APPROVED AT NEXT MEETING.
PETTY CASH	12/09/70		J-192	CHANGE AMOUNT OF PETTY CASH FROM \$50.00 TO \$250.00.
PETS	06/09/71	Y	K-27	NO MORE THAN 2 CATS OR 3 DOGS.
PODIUM	06/09/71		K-7	ANYONE WISHING TO SPEAK AT BOARD MEETINGS MUST STEP TO PODIUM TO BE RECOGNIZED.
WATERLINES	04/12/72		K-202	ANY REPLACEMENT OF WATERLINES SHALL BE COATED WITH TAR.
EQUIPMENT ENGRAVING	10/20/72		L-74	PURCHASE THREE (3) ENGRAVERS FOR MARKING AND KEEP IN OFFICE.

HALL	07/11/73	Y	M-44	DEPOSIT OF \$50.00 REQUIRED FOR CLEANING THE HALL.
REPAIR & MAINTENANCE	07/11/73	Y	M-47	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.
PETS	09/12/73	Y	M-81	DOGS AND CATS SHOULD BE TIED UP AND EXCESS NUMBER OF PETS TO BE CONSIDERED A NUISANCE.
HALL	10/10/73	Y	M-101	RE-ESTABLISH HALL FUND. MONEY FROM RENTAL OF HALL, KEPT IN SEPARATE ACCOUNT TO MAKE REPAIRS.
BIDS	09/29/75	Y	P-75	POLICY OF TAKING 1 WEEK OF EVALUATING BIDS.
PARKING	06/07/78	Y	S-20	ABANDONED CARS WILL BE REMOVED AT OWNER'S EXPENSE 30 DAYS FROM DATE OF NOTIFICATION. Rescinded 4/9/14
COOKSTOVES	09/06/78	Y	S-56	AV WILL NO LONGER FURNISH COOKSTOVES.
BY LAWS	06/06/79	Y	T-18	THE BY LAWS COMMITTEES STATEMENT OF POLICY BE RE-ACTIVATED.
MEMBERS	11/07/79	Y	T-85	MEMBERS MUST COME TO OFFICE TO SECURE PERMIT TO MAKE ALTERATIONS OF ANY TYPE TO THEIR UNITS.
REPAIR & MAINTENANCE	07/01/81	Y	V-37	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.
INSPECTIONS	03/07/84	Y	X-79	A UNIT FOR SALE SHALL HAVE A MANDATORY INSPECTION AND THE MAINTENANCE MAN SHALL BE A MEMBER OF THE TEAM.
CREDIT UNION	11/07/84	Y	Y-74	REQUEST BY CREDIT UNION TO ENLARGE THEIR OFFICE WAS GRANTED.
BY LAWS	05/01/85	Y	Y-135	AMENDMENT TO BYLAWS REDUCING THE QUORUM FROM 20% TO 14% FOR GENERAL MEETINGS FOR THE TRANSACTION OF BUSINESS BE ACCEPTED.
HALL	11/12/86	Y	A-73	MEMBERS HAVING RENTED AUDITORIUM MUST FURNISH OWN INSURANCE AND NAME AV AS JOINT INSURED.
FENCE	03/09/88	Y	B-125	A SIX (6) FOOT CYCLONE FENCE BE INSTALLED FROM WEST CHANSLOR O
FENCE	03/09/88	Y	B-125	A SIX (6) FOOT CYCLONE FENCE BE INSTALLED FROM WEST CHANSLOR TO WEST BISSELL.
EQUIPMENT	08/10/88		C-40	PURCHASE OF NEW 'KING ROOTER II' WITH AUTOMATIC FEED, EXTRA CUTTERS, AND EXTRA CABLE.

MEMBERS	06/14/89	Y	D-25	MEMBERS MUST MAINTAIN TOOL SHEDS, FENCES, YARDS OR AV EILL TAKE WHATEVER ACTION NECESSARY.
COMMUNICATION	05/08/91	Y	E-182	ALL UNSIGNED LETTERS TO THE BOARD WILL NOT BE READ INTO THE MINUTES OF THE MEETINGS.
BOARD MEETING	06/10/92	Y	G-12	NO NON-RESIDENTS WILL BE ALLOWED TO ATTEND A.V. BOARD MEETINGS.
ACCOUNTANT	11/11/92	Y	G-73	TO TERMINATE DEROO & ASSOCIATES AS A.V. ACCOUNTANTS, EFFECTIVE IMMEDIATELY.
FEES	11/11/92	Y	G-74	EXTEND GRACE PERIOD ON FEES TO THE 15TH OF THE MONTH.
PARKING	11/11/92	Y	G-72	PARKING ON LAWNS AND ALL VEHICLES 1ST OFFENSE WARNING LETTER. 2ND OFFENSE CITATION \$25.00 FINE, 3RD \$50.00, DOUBLE EVERY OFFENSE THEREAFTER.
ATTORNEY	12/09/92	Y	G-93	FONG & FONG TO ATTAIN ALL A.V. RECORDS/DOCUMENTS FROM DEROO.
PARKING	01/13/93	Y	G-100	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	02/10/93	Y	G-110	FEES FOR C&R BE INCREASED TO \$5.00 EACH, EFFECTIVE IMMEDIATELY.
TAXES	02/10/93	Y	G-110	EFFECTIVE 04/10/93 A 10% PENALTY OF TAX AMOUNT DUE WILL BE ADDED TO ASSESSMENT DUES.
BOARD	03/10/93	Y	G-118	BOARD MEMBERS ABSENT FROM MORE THAN THREE REGULAR MEETINGS WITHIN 1-12 MONTH TERM WILL CONSTITUTE AN AUTOMATIC RESIGNATION.
BOARD	03/10/93	Y	G-115	MAXIMUM TIME ANY ONE MEMBER CAN SERVE AS PRESIDENT/VICE PRESIDENT SHALL BE LIMITED TO TEN ANNUAL TERMS OR PARTIAL TERMS.
ELECTION	03/10/93	Y	G-116	ABSENTEE BALLOTS APPROVED FOLLOWING GUIDELINES BY STATE OF CALIFORNIA.
MEMBERS	03/10/93	Y	G-119	ADOPT ARTICLE 1 SECTION 7B RE: MEMBERSHIPS NOT TRANSFERABLE.
MEMBERS	03/10/93	Y	T-101	THE BEFORE CHRISTMAS, DECEMBER 24 WILL BE HOLIDAY FOR EMPLOYEES. AMENDED POLICY EMPLOYEE HAND BOOK JULY 1994.
MEMBERS	03/10/93	Y	G-117	MAXIMUM NUMBER OF RESIDENTS PERMITTED PER UNIT IS 2 PER BEDROOM, PLUS ONE OTHER.
EMPLOYEES	09/08/93	Y	H-43	EMPLOYEE HANDBOOK APPROVED BY ATTORNEY FONG.
ATTORNEY	10/13/93	Y	H-52	AVMHC NOT TO PAY ATTORNEY FEES FOR MEMBERS PERSONAL USE.

HALL	10/13/93	Y	H-62	NO USE OF AVMHC AUDITORIUM FOR RELIGIOUS SERVICES.
AUDITORIUM	12/08/93	Y	H-94	DISALLOW SERVING OF LIQUOR IN AUDITORIUM UNTIL FURTHER NOTICE FROM INSURANCE COMPANY. SEE INSURANCE H-104 (1/12/94).
CREDIT UNION	12/08/93		H-99	INCREASE RENT TO CREDIT UNION TO \$175.00 PER MONTH, EFFECTIVE 1/1/94.
HALL	12/08/93	Y	H-95	AMEND HALL RENTAL RULES TO INCLUDE A DEPOSIT CHECK AT TIME OF APPLICATION, 15 DAYS IN ADVANCE, TO GIVE CHECK TIME TO CLEAR BANK.
HALL	12/08/93	Y	H-953	AMEND HALL RENTAL RULES TO INCLUDE A DEPOSIT CHECK AT TIME OF APPLICATION FORM 15 DAYS IN ADVANCE.
RENTAL	12/08/93		H-99	INCREASE RENT TO CREDIT UNION TO \$175.00 PER MONTH, EFFECTIVE 1/1/94.
PARKING	01/12/94	Y	H-102	MARK OFF STREET PARKING LOTS BY UNIT NUMBER.
REPAIR & MAINTENANCE	01/12/94	Y	H-109	SEND LETTERS TO ALL UTILITY SERVICES. NO HOLES IN SIDING UNLESS THEY HAVE AVMHC APPROVAL. ALSO SEND NOTICE TO MEMBERS.
REPAIR & MAINTENANCE	03/09/94	Y	H-136	MEMBERS RESPONSIBILITY TO INSTALL PUMP UNDER UNIT WITH STANDING WATER.
COMMUNICATIONS	07/13/94	Y	1994/07/13.03	CATEGORIZE COMMUNICATIONS INTO TWO TYPES, MEMBER AND NON-MEMBER.
BIDS	08/10/94	Y	1994/08/10.8	ACCEPT BIDS FOR MAJOR AVMHC PROJECTS REQUIRING SUBSTANTIAL EXPENDITURES, IN DOUBLE SEALED ENVELOPES. OPEN ALL BIDS AT SAME TIME.
EMPLOYEES	09/14/94	Y	RE981014/10	NO LONGER EXTERMINATE FOR ROACHES.
TAXES	09/14/94	Y	1994/09/14.07	
FENCE	09/24/94	Y	1994/10/24.01	SHOULD THE CITY INSTALL IRON GATES ACROSS BISSELL AND CHANSLOR STREETS AT THE AV PROPERTY LINE, CLOSED TO ALL BUT EMERGENCY TRAFFIC.
FENCE	11/09/94	Y	1994/11/09.09	REQUEST CITY TO INSTALL GATES ACROSS BISSELL AND CHANSLOR STREETS.
SALE OF MEMBERSHIP	11/09/94	Y	1994/11/09.06	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.
UNITS	11/09/94	Y	1994/11/09.06	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.

HALL	12/08/94	Y	H/94	DISALLOW SERVING OF LIQUOR IN AUDITORIUM UNTIL FURTHER NOTICE FROM THE INSURANCE CO.
GUTTERS & STOPS	01/11/95	Y	1995/01/11.09	NOTIFY MEMBERSHIP TO KEEP GUTTERS AND STORM DRAINS CLEAR OF DEBRIS TO AVOID FLOODING AND WATER DAMAGE TO BUILDINGS.
MASTER PLAN	03/09/95	Y	1995/03/09.06	ESTABLISH COMMITTEE OF BOARD AND NON-BOARD MEMBERS TO REVISE AND UPDATE THE MASTER PLAN.
FEES	07/12/95	Y	1995/07/12.10	MEMBERS CANNOT MAKE MONTHLY PAYMENTS (FEES) FOR MORE THAN 3 MONTHS IN ADVANCE.
NEIGHBORHOOD	07/12/95	Y	1995/07/12.14	AUTHORIZE THE ATCHISON VILLAGE NEIGHBORHOOD COUNCIL MEETING THE THIRD WEDNESDAY OF EACH MONTH-BEFORE THE CRIME WATCH MEETING.
REPAIR & MAINTENANCE	07/12/95	Y	REG1995/07/12.11	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.
YARDS	07/12/95	Y	1995/07/12.15	IF YARDS ARE NOT MAINTAINED A LETTER WILL BE SENT TO THE MEMBER, IF YARD IS DONE BY MAINTENANCE THEY WILL BE BILLED.
PARKING	11/08/95	Y	1995/11/08.14	SEND NOTICE TO ALL MEMBERS RE: PARKING REGULATIONS INCLUDING CONSEQUENCES OF VIOLATIONS.
CONTRACTS	07/10/96	Y	960710/09	NEW CONTRACT WAS ADOPTED ON 7/10/96 (MUTUAL OWNERSHIP).
INSPECTIONS	07/10/96	Y	REG.960410/07	TO START PROGRAM OF REGULAR INSPECTIONS OF UNITS AS PERMITTED BY ARTICLES/MUTUAL OWNERSHIP CONTRACT.
MEMBERS	07/10/96	Y	REG960710/06	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.
TAXES	07/10/96	Y	REG960710/09	ACCEPT RESOLUTION CLARIFYING PAYMENT OF REAL ESTATE TAXES WHICH AMENDS MUTUAL OWNERSHIP CONTRACT.
FEES	08/14/96	Y	960814/07	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.

CONTRACTS	11/13/96	Y	REG961211/04	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.
Amendment- Article II, Section 1	02/12/97	Y	208	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".
Acceptance of Article	02/19/97	Y	252	Article 3, section 12 be accepted.
Acceptance of Article	02/19/97	Y	268	Article XVI, section 2 be accepted.
BOARD MEETING	06/11/97	Y	REG.970611/03	TO FOLLOW CORPORATION CODE 7512 RE: QUORUM:THAT A MAJORITY OF A QUORUM IS REQUIRED TO APPROVE AGENDA BUSINESS AT ANNUAL MEMBERSHIP MEETINGS.
REPAIR & MAINTENANCE	07/09/97	Y	REG.970709/08	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.
COMMUNICATION	08/13/97	Y	RE970813/18	ALL UNSIGNED LETTERS TO THE BOARD WILL NOT BE READ INTO THE MINUTES OF THE MEETINGS.
COMMUNICATION	08/13/97	Y	EG970813/18	TO KEEP CORRESPONDENCE FROM MEMBERS RE: FINANCIAL OR SENSITIVE ISSUES CONFIDENTIAL AND DISCUSS IN EXECUTIVE SESSION ONLY. UNLESS A MEMBER REQUESTS OTHERWISE.
FEES	09/10/97	Y	REG.970813/08	TO DELETE 20% SURCHARGE FROM MEMBERS BILLINGS FROM THIS DAY FORWARD.
MEMBERS	05/13/98	Y	RE980513/06	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.
BIDS	11/14/98	Y	REG.981014/07	TO ESTABLISH POLICY FOR SEALED BIDS TO BE OPENED AT REG. BOARD MEETINGS WHEN SELLING MEMBERSHIPS OWNED BY THE CORP.

INSPECTIONS	12/09/98	Y	REG.981209/05	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.
PARKING	12/09/98	Y	RE981209/011	ALLOW RICHMOND POLICE PERMISSION TO PATROL COMMON AREAS AND PARKING LOTS SHOULD THEY NEED TO IN ORDER TO INVESTIGATE OR PURSUE.
HALL	07/21/99	Y	NO7219901	MEMBERS ARE NO LONGER ALLOWED TO REMOVE TABLES AND CHAIRS FROM THE HALL AND SURROUNDING AREA.
PARKING	08/11/99	Y	RG08119906	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.
PARKING	08/11/99	Y	RG119907	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.
UNIT UPGRADE	09/01/99	Y	RG09089912	NO VOTE OF REIMBURSEMENT FOR MEMBERS WHO HAVE UPGRADED THEIR UNITS UNTIL THE BUILDINGS NEEDING UPGRADING ARE COMPLETED.
BOARD	09/08/99	Y	RG09089914	ESTABLISH A DAVE DEFORREST LIASON, TO SUBMIT ALL FUTURE LETTERS TO THE FACT FINDING COMMITTEE.
REPAIR & MAINTENANCE	09/08/99	Y	RG09089912	THAT IF POSSIBLE THE FIRST ELECTRICAL UPGRADES WILL BE TO BUILDINGS REQUIRED TO OBTAIN PERMITS.
REPAIR & MAINTENANCE	09/08/99	Y	RG.090089906	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.
TREES	09/08/99	Y	G09089905	BEGIN BUDGETING MONEY TO CUT DOWN ACACIA TREES AND REPLANT OTHER TYPES OF TREES AS REQUIRED BY THE CONDITIONAL USE PERMIT.
TREES	12/08/99	Y	RE12089903	FUNDS DESIGNATED FOR TREES SHALL BE USED IN THE FOLLOWING MANNER. 1 PRUNING, FERTILIZING, AND OTHERWISE MAINTAIN EXISTING TREES.

Parking	01/12/00		RE01120003	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)
Trees	01/12/00		RE01120004	solicit bids for planting trees upon sites where trees have been cut down by AVMHC in 1999
BidS	01/12/00		RE01120005	solicit bids from electrical consultants to draw up specifications for electrical service connections for Atchison Village's one, two, and three bedroom units
BIDS	01/12/00		RE01120006	solicit bids to have the exterior stucco and trim of the entire office complex painted
Policy	01/12/00		RE01120007	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
Insurance Bids	02/09/00		RE02090002	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
Contract	02/09/00		RE02090003	Karen Skowronek, President, will sign the LSA contract based upon Attorney Fong's approval
Administration	02/09/00		RE02090005	Rescind Motion No. 12089905 to impose a three percent monthly increase in membership fees
MAINTENANCE	02/09/00		RE02090006	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.
Maintenance	02/09/00		RE02090007	Solicit bids for repaving Collins Court
Trees	02/09/00		RE02090008	Rescind the blanket motin to remove listed trees: ie. Motion No. RE10139903
Trees	02/09/00		RE02090009	Rescind the moratorium on tree removal which was subsequently made
Trees	02/09/00		RE02090010	Remove the tree at 18 West Bissell Ave. per the arborist's recommendation
Trees	02/09/00		RE02090011	Cut the remaining tree at 8 West Bissell Av.
Trees	02/09/00		RE02090012	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

Maintenance	03/08/00		RE03080002	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
Maintenance	03/08/00		RE03080009	approve the attached vinyl siding purchase by Henry Bergstrom for Atchison Village in the amount of \$1,376.94
Maintenance	03/08/00		RE03080010	Carl Hugues will write an emergency electrical and plumbing repair procedure which will be presented at next month's regular session
EMPLOYEES	03/08/00	Y	RE030800011	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.
Board	04/12/00		RE04120001	to accept Jon Gordon's resignation
Maintenance	04/12/00		RE04120005	to accept bid by Avila Paving Company to resurface Collins Court for the amount of \$19,110.00
Finance	04/12/00		RE04120006	ti issue check per Mr. Fong's letter (dated April 12, 2000) in the amount of \$30,450.00 to the R. Bartke Trust Account
Board	04/12/00		RE04120007	to accept resignation of Shirley Ochala with notation thanking her included
Legal	04/12/00		RE04120009	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
EMPLOYEES	04/12/00		RE04120011	requiring individual staff to attend the Executive Sessions for informational purposes, as requested by officers of the Board of Directors
EMPLOYEES	04/12/00		RE04120012	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
Unit Transfer	04/12/00		RE04120014	to develop a disclosure form that goes along with a transfer of membership
PARKING	06/14/00	Y	E06140004	TO HAVE PARKING LOT MARKED WITH UNIT NUMBER AND/OR SPACE NUMBER.

PARKING	06/14/00	Y	RE06140002	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.
Flooding	06/14/00		RE061400012	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
Community Day	06/14/00		RE06140013	to provide \$400 to cover expenses for AV Community Day and that any monies not used to be returned to the corporation
Office	07/12/00		RE07120002	to rescind "motion RE06140017 to discontinue reproducing fliers (for Social Club, Neighborhood Council, etc.) at AV expense"
Legal	07/12/00		RE07120004	to file fax from Fong dated 6/13/00 re judge's decision on DeForrest lawsuit
Flooding	07/12/00		RE07120008	to get a prioritized list of worst drainage problems in AV from maintenance personnel
Hall	07/12/00		RE07120009	to buy a security door and to have AV maintenance personnel install it (between Hall kitchen and pantry)
Water Lines	07/12/00		RE07120010	to accept bid by Champion in the amount of \$126,557 to replace water lines in Block 5
Sewers	07/12/00		RE07120011	to accept bid from Champion of \$2,101 to replace approximately 20' of 6" sewer line near Collins Court
Hall	07/12/00		RE07120014	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
BOARD MEETING	07/12/00	Y	RE07120015	TO CONTINUE SERVING REFRESHMENTS AT REGULAR MEETINGS.
CORRESPONDEN	08/09/00	Y	RE08090008	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.
Trees	08/09/00		RE08090014	to purchase replacement trees (Dwarf Magnolia's) for the trees that have been cut on West Bissell
PARKING	08/09/00		RE08090016	to purchase 10 signs that state "Permit Parking Only" - not to exceed \$200
Flooding	08/09/00		RE08090018	to accept bid from Interactive, in the amount of \$500, to get ideas as to how to fix drainage problems
MEMBERS	10/11/00	Y	RE10110010	TO SET 01/01/01 AS CUT OFF DATE TO REMOVE RECYCLE BINS FROM THEIR FRONT YARDS.

OFFICE	11/05/00	Y	IN1115003	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.
OFFICE	01/10/01	Y	RE0110001.07	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.
REPAIR & MAINTENANCE	01/10/01	Y	RE011001.09	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
REPAIR & MAINTENANCE	01/10/01	Y	RE011001.08	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.
BOARD	01/11/01	Y	RE011001.11	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.
INSPECTIONS	01/11/01	Y	RE011001.10	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.
INSPECTIONS	01/11/01		RE011001.10	TO REQUIRE EVERY INSPECTION REPORT AND EVERY PERMIT REQUEST FOR THE CONSTRUCTION OR LEGALIZATION OF A FENCE FOR AND END UNIT TO HAVE A PHOTOGRAPH OF THE FENCE OF PROPOSED LOCATION OF THE FENCE ATTACHED.
MEMBERS	01/11/01	Y	RE0110001.13	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.
Trees	04/11/01	Y	RE041101.02	send a letter to member, unit 366, declining her request to have the Corporation remove the tree stump in question.

SATELLITE DISHES	04/11/01	Y	RE041101.06	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.
Maps	04/11/01	Y	RE041101.07	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.
Credit Union	04/11/01	Y	RE041101.08	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.
EXECUTIVE MEETINGS	04/12/01	Y	RE04120011	REQUIRING INDIVIDUAL STAFF TO ATTEND THE EXECUTIVE SESSIONS FOR INFORMATIONAL PURPOSES, AS REQUESTED BY OFFICERS OF THE BOARD OF DIRECTORS.
INSPECTIONS	04/12/01	Y	RE04120017	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.
SATELLITE DISHES	04/12/01	Y	RE412001.5	TO SEND OUT 30 DAY REMOVAL NOTICES TO MEMBERS THAT HAVE (SATELLITE) DISHES ATTACHED TO THE BUILDINGS/ROOFS.
EMPLOYEES	05/09/01		50901.05	TO ADOPT THE EMPLOYEE HANDBOOK AS MOST RECENTLY SUBMITTED.
MASTER PLAN	06/13/01	Y	RE061301.08	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.
ATTORNEY	07/11/01	Y	RE071101.08	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.

HISTORICAL SITE	07/11/01	Y	RE011101.06	THAT THE BOARD VOTE TO APPROVE THE APPLICATION/NOMINATION TO THE NATIONAL REGISTER OF HISTORICAL PLACES.
MASTER PLAN	07/18/01	Y	71801.02	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.
MASTER PLAN	07/18/01	Y	71801.04	THAT AV ACCEPT SIDE FENCES WITH A STANDARD TO BE DETERMINED BY THE NEW MASTER PLAN.
HALL	09/12/01	Y	RE091201.10	TO REQUIRE THAT A SECURITY GUARD BE AT THE HALL WHEN IT IS RENTED AND ALCOHOL IS SERVED.
HALL	09/12/01	Y	RE091201.12	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.
HALL	09/12/01	Y	RE091201.11	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.
BUDGET	12/12/01	Y	121201.09	START BUDGET REVIEWS IN SEPTEMBER/OCTOBER OF THE YEAR IT IS DUE.
ELECTRICAL	12/12/01	Y	RE121201.11	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.
REPAIR & MAINTENANCE	12/12/01	Y	12/12/01.11	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.

SATELLITE DISHES	04/10/02	Y	RE041002.15	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.
SECURITY BARS	04/10/02	Y	EX061202.02	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.
SECURITY BARS	04/10/02	Y	41002.11	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.
ELECTION	05/22/02	Y	52202.14	THAT NO MEMBERSHIP BUSINESS BE CONDUCTED DURING THE ELECTION MEETING WHILE THE BALLOT COUNTERS ARE BUSY COUNTING.
HALL	05/22/02	Y	52202.07	THAT THE CRIME WATCH BE ALLOWED USE OF THE CORPORATION HALL WITHOUT CHARGE FOR THE NEXT YEAR.
HALL	05/22/02	Y	52202.08	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.
SOCIAL CLUB	05/22/02	Y	52202.07	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.
PARKING	06/12/02	Y	61202.07	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.
CODES	01/08/03	Y		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.
HALL	01/08/03	Y	1032003.00	TO ADOPT THE NEW HALL POLICY CHANGES AS SUBMITTED BY NANCY FULLER.

SATELLITE DISHES	01/08/03	Y		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	03/12/03	Y	RE031203.14	MEMBERS ARE WELCOME TO WRITE LETTERS. THAT THERE BE A LIMIT OF ONE LETTER PER MEMBER TO BE READ AT THE REGULAR MEETINGS.
BIDS	04/16/03	Y	41603.11	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	05/28/03	Y	52803.07	CRIME WATCH BE ALLOWED THE USE OF THE CORPORATION HALL WITHOUT CHARGE FOR THE NEXT YEAR.
EMPLOYEES	05/28/03	Y	52803.10	THE EMPLOYEES OF ATCHISON VILLAGE BE ALLOWED USE OF THE CORPORATION HALL ONE DAY DURING THE YEAR FOR AN EMPLOYEES LUNCHEON.
HALL	05/28/03	Y	52803.09	THAT THE EMPLOYEES OF ATCHISON VILLAGE BE ALLOWED USE OF THE CORPORATION HALL ONE DAY DURING THE YEAR FOR AN EMPLOYEES LUNCHEON.
SOCIAL CLUB	05/28/03	Y	52803.08	SOCIAL CLUB BE ALLOWED USE OF THE CORPORATION HALL WITHOUT CHARGE FOR THE NEXT YEAR.
BOARD MEETING	06/11/03	Y	RE061103.01	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.
AGENDA	07/09/03	Y	RE070903.03	AT FUTURE MEETINGS, IMMEDIATELY FOLLOWING THE MINUTES, THAT THE BOARD MAKES A STANDARD MOTION TO ACCEPT THE AGENDA.
CELL PHONES	07/09/03	Y	RE070903.17	MARNI MILLER BE GIVEN WRITTEN PERMISSION TO CONTACT COSTCO TO GET THE PHONE DEAL WITH COSTCO.
VOTING	08/13/03	Y	RE081303.12	THAT VOTING BE ALLOWED IN AV AS NEEDED BY THE COUNTY AGENCY.
MOTIONS	08/27/03	Y	82703.16	TO AUTHORIZE MOTIONS FROM THE REGULAR MEETINGS TO BE SENT TO RON KANE.

LANDSCAPE	10/08/03	Y	E100803.08	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.
REPAIR & MAINTENANCE	10/08/03	Y	RE100803.11	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.
BOARD MEETING	11/12/03	Y	RE111203.11	TO CONTINUE THE \$50.00 PER MONTH FOR SNACKS AT THE MEETINGS.
MUTUAL OWNER	11/12/03	Y	RE111203.08	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.
UNIT FOR SALE	11/12/03	Y	RE111203.09	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.
HALL	12/10/03	Y	RE121003.09	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.
BULLETIN BOARD	01/14/04	Y	RE011404.04	TO ESTABLISH A PORTABLE BULLETIN BOARD TO BE USED AS A MEMBERS' FORUM FOR THOSE ITEMS NOT MAKING IT INTO THE NEWSLETTER.
REPAIR & MAINTENANCE	01/14/04	Y	RE011404.08	THAT AV REPLACES ANY WINDOWS NEEDING REPLACING WITH DOUBLE PANE, SINGLE HUNG, VINYL WINDOWS.
MASTER PLAN	05/12/04	Y	RE051204.02	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.

POLICIES	08/11/04	Y	RE081104.10	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.
UNSOCIAL CLUB	08/11/04	Y	RE081104.04	THAT THE BOARD RECOGNIZES THE UNSOCIAL CLUB AS A CLUB IN A.V.
INSPECTIONS	09/08/04	Y	RE090804.03	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'.
EMPLOYEES	10/13/04	Y	RE101304.06	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.

EMPLOYEES	10/13/04	Y	RE101304.06	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.
MEMBERSHIPS	10/13/04	Y	RE101304.10	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.
WELCOMING COM	11/10/04	Y	RE111004.08	TO ASK MARY, OFFICE MANAGER, TO GIVE THE 'WELCOMING COMMITTEE' FROM NBV A LIST OF THE NEW MEMBERS AS IT BECOMES AVAILABLE.
HALL	12/08/04	Y	RE120804.04	TO INFORM THE OFFICE THAT ALL THE VILLAGE COMMITTEES AND GROUPS ARE ABLE TO COME IN TO CALENDAR THEIR EVENTS.
TREE POLICY	12/08/04	Y	RE120804.03	TO ACCEPT THE TREE POLICY AS SUBMITTED.
FEEES	03/09/05	Y	RE030905.07	TO INCREASE THE TRANSFER FEES TO \$700--\$500- TO BE PAID BY THE SELLER AND \$200 TO BE PAID BY THE BUYER. THE INCEASE IS EFFECTIVE 5/1/05.
FENCE	03/09/05	Y	RE030905.10	TO HAVE JOE CLARK, MAINTENANCE, OVERSEE THE INSTALLATION OF THE SEVEN GATES NEEDED AS HE SEES FIT.
FLYERS	03/09/05	Y	EX030905.08	THAT MARY IS DIRECTED TO FIND AN ALTERNATIVE TO MRS. PLYMPTON FOR THE DISTRIBUTION OF THE FLYERS TO THE MEMBERS.
HALL	03/09/05	Y	E030905.09	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).
INSPECTIONS	04/13/05	Y	RE041305.06	THAT VACANT UNITS ARE TO BE PRIORITIZED AND PUT AT THE TOP OF THE LIST TO BE INSPECTED.
ROOFS	05/11/05	Y	EX051105.08	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.
ATTORNEY	06/08/05	Y	RE060805.14	TO PROVIDE A READABLE COPY OF THE MEMO FROM GRAVES AND ALLEN, DATED:9/22/04 TO THE MEMBERS.
AUDITORIUM	06/08/05	Y	RE060805.08	TO ESTABLISH A HALL AUDITORIUM ACCOUNT.

COMPUTER	06/08/05	Y	RE060805.07	THAT THERE BE A COMMUNITY WIRELESS CONNECTION AVAILABLE IN THE OFFICE.
EMAIL	06/08/05	Y	RE060805.08	THAT AV OBTAINS AN EMAIL ADDRESS TO ALLOW FOR COMMUNICATION WITH THE OFFICE.
HALL	06/08/05	Y	RE060805.12	TO ESTABLISH A HALL AUDITORIUM ACCOUNT.
OFFICE	06/08/05	Y	RE060805.07	THAT THERE BE A COMMUNITY WIRELESS CONNECTION AVAILABLE IN THE OFFICE.
OFFICE	06/08/05	Y	E060805.08	THAT AV OBTAIN AN EMAIL ADDRESS TO ALLOW FOR COMMUNICATION WITH THE OFFICE.
OFFICE	06/08/05	Y	RE060805.13	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.
PARKING	06/08/05	Y	RE060805.10	TO HIRE KIDS THIS SUMMER TO PAINT THE PARKING LOTS.
RECORDS	06/08/05	Y	RE060805.13	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.
SIGNS	06/08/05	Y	RE060805.16	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.

WASHER AND DRYER	07/13/05	Y	REO71305.09	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.
POLICIES	07/20/05		72005.01	THAT THE OFFICE STAFF AND MAINTENANCE BE FREE TO IMPLEMENT AV POLICIES.
WASHER AND DRYER	08/02/05		80205.07	TO ACCEPT THE RECOMMENDATIONS DATED 08/02/05 OF THE PLANNING COMMITTEE AS THE STANDARD ON WASHER AND DRYERS IN PATIO AREAS.
C&R	08/10/05	Y	RE081005.04	THAT THE BOARD ASK THE OFFICE MANAGER TO SEND C&RS TO ANYONE WHO IS THREE MONTHS OR MORE IN ARREARS ON THEIR ACCOUNT.
DELINQUENT ACCOUNTS	08/10/05	Y	81005.04	THAT THE BOARD ASK THE OFFICE MANAGER TO SEND A C&R TO ANY MEMBER THAT IS THREE MONTHS (OR MORE) IN ARREARS.
HALL POLICY	08/10/05	Y	81005.06	TO ACCEPT THE HALL POLICY AS SUBMITTED BY RORY HANSEN.

FENCE	09/15/05	Y	RE09152005.02	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.
FOR SALE PROC	09/15/05	Y	EX9152005.10	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.
INSPECTIONS	09/15/05	Y	E09152005.10	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.
REPAIR & MAINT	09/15/05	Y	RE09152005.01	TO DIRECT THE MAINTENANCE DEPARTMENT TO IMMEDIATELY FIX AND KEEP IN REPAIR THE LIGHT OVER THE SECURED PARKING AREA.
RESERVE STUDY	09/15/05	Y	RE9152005.03	TO GET A RESERVE STUDY BY THE SAME PEOPLE WHO DID THE LAST ONE AND TO AUTHORIZE THE FUNDS.
SOLAR LIGHT TU	09/15/05	Y	RE091505.05	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.
WINDOWS	09/15/05	Y	RE91505.04	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.

BY LAWS	10/12/05	Y	RE10122005.06	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.
FEES	11/09/05	Y	RE11092005.09	TO RAISE THE ASSESSMENT FEES BY \$20 PER MONTH TO BE EFFECTIVE JANUARY 1, 2006.
EMPLOYEES	12/14/05	Y	RE12142005.05	TO FREEZE THE 'COST OF LIVING' INCREASES OF THE AV EMPLOYEES FOR ONE YEAR.
REGULAR MEETINGS	12/20/05	Y	12202005.01	THAT BY DEFAULT, MATTERS ARE TO BE PLACED ON THE REGULAR AGENDA UNLESS THERE IS A REASON FOR THE MATTER TO BE CONSIDERED PRIVATE.
CRIME WATCH	01/11/06	Y	RE01112006.03	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.
NON-CONFORMING	01/11/06	Y	RE01112006.05	TO APPROVE THE SHED AT 37 WEST BISSELL AS A 'NON-CONFORMING' SHED.
PARKING	01/11/06	Y	RE01112006.04	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.
SIGNS	01/11/06	Y	RE01112006.11	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.
TREES	01/11/06	Y	RE01112006.07	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.
EMPLOYEES	03/08/06	Y	RE30806.09	AV REQUIRES JON GORDON RETRO TO THE DATE HE WAS REHIRED.
INSPECTIONS	03/08/06	Y	REO30806.11	TO REPLACE PARAGRAPH #5 OF THE CURRENT INSPECTION LETTER WITH THE PROPOSED CHANGE IN WORDING SUBMITTED BY LESLIE HARRISON.

INSPECTIONS	03/08/06	Y	RE030806.10	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.
RECORDS	03/08/06	Y	RE030806.03	THAT RORY HANSEN IS AUTHORIZED TO INSTRUCT THE AV OFFICE TO PRESENT OUR ACCOUNTS IN A STANDARDIZED FORMAT.
BOARD PACKETS	04/12/06	Y	RE041206.02	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.
RECORDS	04/18/06	Y	RE041806.09	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.

PLANNING COMM	06/14/06	Y	RE06142006.04	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.
EXECUTIVE BOARD	07/12/06	Y	RE07122006.05	
PROPERTY TAXES	07/12/06	Y	RE07122006.06	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).
HOLIDAY	07/19/06	Y	7192006.06	THAT THE WORDING IN THE AV BUDGETS OF 'CHRISTMAS FUND' TO READ 'HOLIDAY FUND' AND THAT ANYONE ATTENDING THE WINTER HOLIDAY PARTY SHOULD BE ABLE TO HAVE USE OF THE HALL EQUALLY.
EXECUTIVE MEETINGS	08/09/06		RE080906.5	TO ADOPT CALIFORNIA CODE 1360.5(C) AS STANDARD FOR REASONS TO HOLD EXECUTIVE MEETINGS.
FEEES	08/09/06	Y	RE08092006.17	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.

FINANCES	08/09/06	Y	RRE080906.7	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 ING BE CHECKED INTO.
HALL	08/09/06	Y	RE080906.11	THAT THE NEW STOVE BE INSTALLED AFTER THE FLOOR IS DONE.
HALL	08/09/06	Y	RE080906.12	TO ACCEPT ESTIMATE IN THE AMOUNT OF \$4323.00 FOR THE FLOOR IN THE HALL KITCHEN AREA.
HALL	08/09/06	Y	RE080906.10	THAT FROM THE HALL FUND WE PURCHASE THE STOVE FOR AMOUNT OF \$7714.75.
HOMEOWNERS E	08/09/06	Y	RE080906.6	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.
BOARD MEETING	08/14/06	Y	8142006.14	THAT THERE BE A THREE MINUTE TIME LIMIT PER LETTER PERIOD.
COMMITTEES	09/13/06	Y	RE09132006.08	TO RECOGNIZE 'NEIGHBORS HELPING NEIGHBORS' AS A COMMITTEE.
VEHICLES	10/04/06	Y	5.00	AUTHORIZE JOE CLARK WITH CARL HUGHES AS ADVISOR TO SPEND \$4000 ON ONE OR TWO VEHICLES FROM RESERVE FUNDS.
AGENDA	10/11/06	Y	RE10112006.04	IN THE FUTURE, LETTERS LISTED ON THE AGENDAS WILL BE IDENTIFIED BY BOTH NAMES AND UNIT NUMBERS.
OFFICE SUPPLIES	11/08/06	Y		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.
EMPLOYEES	12/20/06	Y	RE12202006.01	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.

DELINQUENT ACC	01/10/07	Y		WHEN AN ACCOUNT IS 3 MONTHS DELINQUENT--DO A C&R--THE 4TH MONTH--SEND TO AN ATTORNEY UNLESS A HEARING HAS BEEN SCHEDULED.
MINUTES	01/10/07	Y		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.
COMPUTER	02/14/07	Y	RE02142007.02	THAT THE AV OFFICE BE DIRECTED TO SET UP THE COMPTER TO SEPRATELY TRACK THE OPERATING AND RESERVE ACCOUNTS.
HALL	02/14/07	Y	RE02142007.08	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.
HALL	02/14/07	Y	RE02142007.03	TO ACCEPT THE BIDS FOR THE HALL TABLES IN THE AMOUNT NOT TO EXCEED \$4003.00.
PROPERTY TAXE	02/14/07	Y	RE02142007.06	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.
PARKING	02/28/07	Y	2282007.04	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.
PROPERTY TAXE	02/28/07	Y	2282007.10	TO REVIEW THE PROPERTY TAX PETITION WHEN IT'S SUBMITTED TO THE BOARD.
PARKING	04/11/07	Y	RE04112007.05	THAT THE BOARD DESIGNATES A TOWING COMPANY AND THAT MARNI MILLER GETS WHATEVER HELP SHE NEEDS TO IMPLEMENT A PARKING STICKER PROGRAM.
AUDIT	05/09/07	Y	RE05092007.14	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.

SCREENING	05/09/07	Y	RE05092007.10	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.
BOARD ATTENDANCE	05/22/07		SPO5222007.05	TO TABLE THE DISCUSSION ON BOARD ATTENDANCE TO THE JUNE REGULAR MEETING. THE MOTION WAS MADE BY GRETCHEN BLAIS AND SECONDED BY TIM KILKENNY
HIRING CARPENTER	05/22/07		SPO5222007.02	TO HIRE A CARPENTER.
POSTAGE METERS	05/22/07		SPO5222007.04	TO SOLICIT THREE PROPOSALS FOR POSTAGE METERS AND THEN TO MAKE A DECISION AFTER THE INFORMATION HAS BEEN RECEIVED.
ROOFS	05/22/07		SPO5222007.01	TO ACCEPT THE BID (FOR ROOFS) SUBMITTED BY HOMEWORKS SERVICES/LEE HUGHES IN THE AMOUNT OF \$146,939.00
ROOFS	05/22/07		SPO5222007.03	TO GO WITH THE LIGHTEST POSSIBLE COLOR FOR THE ROOFS - FOR ENVIRONMENTAL REASONS.
TREE MAINTENANCE	05/22/07		SPO5222007.06	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.
	05/23/07		5232005.08	TO ALLOW USE OF THE HALL FOR A NEW YEAR'S EVE PARTY AND THAT NOTICE WILL GO OUT TO ALL 450 UNITS.
ADJOURN MEETING	05/23/07		5232005.10	TO ADJOURN THE MEETING AT 10:05 P.M.
ELECTION PROCEDURE	05/23/07		5232005.09	THAT THE PREVIOUS YEARS' BALLOTS BE DESTROYED.

NOMINATIONS	05/23/07		5232005.06	TO CLOSE THE NOMINATIONS.
NOMINATIONS	05/23/07		5232005.07	TO ACCEPT THE THREE MEMBERS NOMINATED TO THE AUDITING COMMITTEE BY ACCLIMATION.
READING MINUTE	05/23/07		5232007.01	TO WAIVE THE READING OF THE MINUTES OF APRIL 25, 2007 AND OF THE ANNUAL REPORT FOR 2005-2006 (AS AMENDED).
USE OF HALL	05/23/07		5232007.04	TO ALLOW USE OF THE HALL EVERY TUESDAY FOR A STRETCHING CLASS WHICH WILL BE FOLLOWED BY A ONE HOUR SPANISH CLASS.
USE OF HALL	05/23/07		5232005.05	THAT ANY GROUPS CURRENTLY USING THE HALL CONTINUE TO HAVE ACCESS TO THE HALL.
VILLAGE COMMIT	05/23/07		5232007.03	TO COMBINE THE SOCIAL CLUB AND THE HALL COMMITTEE INTO ONE GROUP.
WAIVING READIN	05/23/07		5232007.02	TO WAIVE THE READING OF THE "PROOF OF MAILING."
ADJOURN MEETIN	06/13/07	Y	RE06132007.08	TO ADJOURN THE MEETING AT 9:32 P.M.
BOARD ATTENDA	06/13/07	Y	RE06132007.05	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.
EXTEND MEETING	06/13/07	Y	RE06132007.04	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.
LETTER TO RAILR	06/13/07	Y	RE06132007.07	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.
LOCKBOX	06/13/07	Y	RE06132007.02	TO RESCIND THE MOTION RE THE LOCKBOX PENDING FURTHER REVIEW. THE BOARD WILL REPORT BACK ON THIS ISSUE NEXT MONTH
MUTUAL OWNER	06/13/07	Y	RE06132007.06	TO TABLE THE AMENDMENT TO THE MOC TO NEXT MONTH'S MEETING .
POSTAGE METEF	06/13/07	Y	RE06132007.03	TO TABLE THE PURCHASE OF THE POSTAGE METER UNTIL LTHIS BOARD HAS BEEN ABLE TO LOOK AT REORGANIZING THE OFFICE.
RESERVE STUDY	06/13/07	Y	RE06132007.01	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.

50TH ANNIVERSA	07/11/07	Y	RE07112007.07	TO SCHEDULE COMMUNITY/AV 50TH ANNIVERSARY CELEBRATION FOR 10/13/07.
50TH ANNIVERSA	07/11/07	Y	RE07112007.08	TO ALLOCATE \$500 FOR THE COMMUNITY DAY /AV 50TH ANNIVERSARY CELEBRATION.
BOARD ATTENDA	07/11/07	Y	RE07112007.05	TO TABLE THE ISSUE OF BOARD ATTENDANCE AND TO REFER TO THE POLICY AND PROCEDURES COMMITTEE.
FEES TO RESERV	07/11/07	Y	RE07112007.02	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.
FEES TO RESERV	07/11/07	Y	RE07112007.03	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
MUTUAL OWNER	07/11/07	Y	RE07112007.04	TO TABLE THE ISSUE OF THE AMENDMENT TO THE MOC AND TO REFER TO THE MASTER PLAN COMMITTEE.
RESERVE STUDY	07/11/07	Y	RE07112007.01	TO ACCEPT THE TWO (COMBINED) DISCLOSURE STATEMENTS AND TO SEND THEM TO MEMBERS ON THE BACK OF THE NEXT AGENDA.
ROOFS	07/11/07	Y	RE07112007.06	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.
PETTY CASH ALL	07/25/07		7252007.02	TO ALLOCATE \$100 PETTY CASH FOR LAST MINUTE EXPENSES THAT OCCUR BEFORE/DURING THE EVENT "EXPLORING ALTERNATIVE ENERGY" ON 7/28/07.
PROPERTY TAXE	07/25/07		7252007.01	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>
ANNIVERSARY CE	08/08/07	Y	O8082007.08	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.

BOARD COMMITTEE	08/08/07	Y	O8082007.09	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.
BOARD MEETING	08/08/07	Y	O8082007.07	TO ALLOW FOR A 10 MINUTES SESSION AFTER ALL THE COMMITTEE REPORTS HAVE BEEN GIVEN TO ALLOW FOR COMMENTS FROM THE MEMBERS.
EMPLOYEE HEALTH	08/08/07	Y	O8082007.05	TO ADD "EMPLOYING (sic) HEALTH INSURANCE COVERAGE" UNDER NEW BUSINESS.
EMPLOYEE HEALTH	08/08/07	Y	O8082007.11	TO TABLE THE ISSUE OF HEALTH INSURANCE TO TIME CERTAIN - NEXT MONTH'S MEETING
FINES	08/08/07	Y	O8082007.06	TO RESCIND THE MOTION THAT SAYS MEMBERS WILL BE FINED \$200 FOR NOT KEEPING A KEY IN THE OFFICE.
MEETING MINUTES	08/08/07	Y	O8082007.01	TO APPROVE THE MINUTES OF 7/11/07 AS AMENDED.
MEETING MINUTES	08/08/07	Y	O8082007.02	TO ACCEPT THE MINUTES OF 7/25/07.
NEW MEMBER	08/08/07	Y	O8082007.03	TO ACCEPT THE NEW MEMBER.
PAYROLL SERVICE	08/08/07	Y	O8082007.04	TO ADD "EMPLOYMENT OF A PAYROLL SERVICE" UNDER New business.
PAYROLL SERVICE	08/08/07	Y	O8082007.10	TO HIRE PAYCHEX COMPANY IMMEDIATELY FOR PAYROLL SERVICES.
\$1000 TO UPGRADE	09/12/07	Y	O91220007.04	\$1000 FOR OFFICE UPGRADE COMPUTER Q&A MIGRATION
ACCEPT MINUTES	09/12/07	Y	9122007.01	ACCEPT MINUTES AS CORRECTED
COFFEE URNS \$150	09/12/07	Y	O91220007.05	\$150 FOR NEW COFFEE URNS
Employees	09/12/07	Y	O9122007.02	\$100 GIFT TO CAROLYN FOR YEARS OF SERVICE
Transfers	11/19/07	Y	11192007.01	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.
Fee Increase	11/19/07	Y	11192007.03	that the dues increase meeting be held on 11/26/07 to discuss the fee increases and the Operating and Reserve Budget.
Office Hours	11/19/07	Y	11192007.04	That we select having the office open 10:45 a.m. to 6:45 p.m. every Wednesday.
Fee for Adding A Member	11/19/07	Y	11192007.05	That when a current existing member wishes to add somebody to their unit we charge a fee of \$100.
Overgrown Yards	01/10/08	Y	O1102008.12	MANAGER AUTHORIZED TO HAVE OVERGROWN YARDS DONE BY MAINTENANCE OR CONTRACTOR AT MEMBER EXPENSE PLUS \$25, 50, 75, 100 INCREASING FINES FOR FURTHER OFFENSES.
First Aid Kit	02/13/08	Y	2132008.03	PURCHASE FIRST AID KIT FOR HALL, NOT TO EXCEED \$100
ROOFS	02/13/08	Y	2132008.04	ACCEPT BID FOR ROOFS FROM HOMEWORK SERVICE, DIVERT FUNDS FROM WINDOWS TO COMPLETE ROOFS.

Parking and Smok	02/13/08	Y	2132008.05	TABLE DISCUSSION ON PARKING AND SMOKING TO NEXT MEETING.
Coloa	02/13/08	Y	2132009.07	TABLE DISCUSSION OF COLOA UNTIL REGULAR MARCH MEETING.
Grants	03/12/08		3122008.02	ESTABLISH A COMMITTEE TO WORK ON GRANTS.
Auditor	03/12/08		3122008.03	CALL CPA TO GET RECCOMENDATION FOR AN AUDITOR.
Parking and Smok	03/12/08		3122008.04	TABLE PARKING POLICY, SMOKING POLICY AND 401K TO APRIL MEETING.
Cola	03/12/08		3122008.05	COLA RETROACTIVE TO 4/01/2007.
Morturary Fund	03/12/08		3122008.07	BOARD AUTHORIZED THE DISBURSEMENT OF THE MOTURARY FUND TO THE 14 ACTIVE MEMBERS.
Renters	03/12/08		3122008.08	TABLE DISCUSSION OF RENTERS AND OFFICE TO NEXT MEETING.
Petition- Lights from	04/09/08	Y	4092008.02	IMPLEMENT PETITIONS TO GET LIGHTS FROM PG&E,
General Notation P	04/09/08	Y	4092008.03	ADOPT THE GENERAL NOTATION POLICY FOR EXECUTIVE SESSIONS.
Parking Lots- Lighting Program and Camera	04/09/08	Y	4092008.04	IDENTIFY 2 PARKING LOTS FOR LIGHTING PROGRAM AND CAMERA. ORMOND IS PUT IN CHARGE WITH \$1000 BUDGET.
Cola	04/09/08	Y	4092008.08	2.3% COLA EFFECTIVE 4/1/2008.
Parking and Smok	04/09/08	Y	4092008.09	TABLE PARKING POLICY, SMOKING POLICY AND 401K TO NEXT MEETING.
Renters	05/14/08	Y	5142008.02	SEND LETTER TO SUSPECTED RENTERS TO PROVE THEY ARE MEMBERS.
Double Pane- Wind	05/14/08	Y	5142008.03	ALLOCATE \$175000 YEARLY FOR 3 YEARS FOR TOTAL \$525000. FOR DOUBLE-PANE WINDOWS.
Property Line Issue	05/28/08		5282008.04	CALL FOR A MEETING ON PROPERTY LINE ISSUES.
Reimbursement to	06/11/08	Y	6112008.04	REIMBURSE BOARD MEMBERS FOR FEE TO ATTEND BOARD WORKS.
Credit Report Vend	06/25/08		6252008.03	ACEPPT NATIONAL TENENT NETWORK AS OUR CREDIT REPORT VENDOR.
Tax Letters	07/09/08	Y	7092008.07	BOARD WILL RE-EVALUATE TAX LETTERS THAT WENT OUT TO MEMBERS.
Confidentiality Cod	07/09/08	Y	7092008.08	PRESENT CONFIDENTIALITY CODE OF CONDUCT TO ATTORNEY.
Special Meetings	07/09/08	Y	7092008.09	HAVE SPECIAL MEETING ON BOARD WORKS PRESENTATION
Compliance Proce	08/13/08	Y	8132008.04	SEND COMPLIANCE PROCEDURES (ID PROCEDURES) BACK TO TASK FORCE.
General Manager	08/13/08	Y	8132008.05	RESCIND MOTION TO HIRE GENERAL MANAGER,

Open Forum	08/13/08	Y	8132008.07	HAVE OPEN FORUM FOR THE FIRST 15 MINUTES FOR THE COMMUNITY TO SPEAK. EACH SPEAKER HAS A MAXIMUM OF 2 MINUTES TO SPEAK.
Roberts Rules of C	08/13/08	Y	8132008.08	ADOPT THE CURRENT VERSION OF ROBERTS RULES OF ORDER FOR ALL BOARD MEETINGS.
Minimum Bids for U	09/10/08	Y	9102008.03	SET MINIMUM BIDS OF \$40000 FOR THE W. MACDONALD UNIT AND \$50000. FOR THE CHANSLOR CT. UNIT.
General Manager	09/10/08	Y	9102008.05	HIRE GENERAL MANAGER WITHIN NEXT 2 MONTHS.
General Manager	09/10/08	Y	9102008.06	FORM TASK FORCE TO RESEARCH GENERAL MANAGERS AND MANAGEMENT COMPANIES.
Flyers	09/10/08	Y	9102008.07	PUT OUT FLYER ADVISING MEMBERS NOT TO TAKE OUT ISSUES ON THE OFFICE STAFF, BE RESPECTFUL.
Temporarily Replac	09/10/08	Y	9102008.08	HIRE SOMEONE TO TEMPORARILY REPLACE AURORA.
Management Com	09/10/08	Y	9102008.09	TASK FORCE TO RESEARCH MANAGEMENT COMPANIES.
Volunteer Policy	09/10/08	Y	9102008.10	TABLE VOLUNTEER POLICY
Owner Non- Comp	09/10/08	Y	9102008.11	TABLE OWNER NON-COMPLIANCE PROCEDURE.
Compliance Proce	09/10/08	Y	9102008.12	TABLE COMPLIANCE PROCEDURE: SAFETY AND ID REQUIREMENTS
Board Terms	09/10/08	Y	9102008.13	TASK FORCE TO RESEARCH AND MAKE PROPOSALS FOR STAGGERING BOARD TERMS
Solar Day	09/10/08	Y	9102008.14	SOLAR DAY SEPTEMBER 27, 2008
Auction	10/08/08	Y	10082008.02	ACCEPT 2 HIGHEST BIDS FOR UNITS FOR SALE.
New Banking Proc	10/08/08	Y	10082008.03	TABLE DISCUSSION ON NEW BANKING PROCESS.
Community Day	10/08/08	Y	10082008.04	DONATE \$600. FOR COMMUNITY DAY.
Inspect Units to be Auctioned for Sewer Problems	10/08/08	Y	10082008.05	INSPECT UNITS TO BE AUCTIONED FOR SEWER PROBLEMS AND GREEN PATCHES THROUGHOUT THE VILLAGE.
Security	10/08/08	Y	10082008.06	VICTORIA R. SHOULD BE GIVEN KEYS AND CODE TO OFFICE
Hearings	10/08/08	Y	10082008.07	OPEN HEARING 10/20/2008 DEALING WITH SUSAN'S RENTER ISSUE.
Elections	10/08/08	Y	10082008.09	CITY CANDIDATES NIGHT TO INCLUDE ALL CANDIDATES
Moratorium Guidelines	11/12/08	Y	11122008.01	FORM COMMITTEE TO MEET WITH LENA VELASCO TO DEVELOP MORATORIUM GUIDELINES WHICH BEGINS NOVEMBER 13, 2008.
Hearing	11/12/08	Y	11122008.02	GRANT ROSE JANQUINT-LOREA HIEARING REGARDING DRIVEWAY
Confidentiality Statement	11/12/08	Y	11122008.04	ADOPT CONFIDENTIALITY STATEMENT FOR VOLUNTEERS

Environmental Committee	11/12/08	Y	11122008.07	APPROVE 12/3/2008 EVENT FOR THE MAYOR'S TASK FORCE ON ENVIRONMENTAL JUSTICE, CO-SPONSORED WITH AV ENVIRONMENTAL COMMITTEE
Hearing	11/12/08	Y	11122008.09	HEARING FOR UNIT 524 ON 11/24/2008
Special Meetings	12/03/08	Y	12032008.05	SPECIAL BOARD MEETING ON DECEMBER 17, 2008 TALK BUDGET, INCREASE HOURS FOR MITCH AND VICKI AND DUES INCREASE
Microphone System	12/03/08	Y	12032008.06	PURCHASE MICROPHONE SYSTEM WITH MINIMUM 6 MICROPHONES
Mortuary Fund	12/03/08	Y	12032008.07	ADD NOTICE TO 125/17 ANNOUNCEMENT REGARDING MOTURARY FUND
Gates	12/03/08	Y	12032008.10	JOE PROVIDE LIST, DIAGRAM AND REPORT AND STATUS ON SCHEDULE OF GATES BEING INSTALLED.
General Manager- Mitch Myers	12/17/08		12172008.01	HIRE MITCH MEYERS AS FULL TIME GENERAL MANAGER
Letter Distribution	01/28/09	Y	1282009.01	ASK ATTORNEY REGARDING DISTRIBUTION OF LETTER FROM DA
Legal	01/28/09	Y	1282009.02	HAVE ATTORNEY REVIEW RESPONSE TO DA FROM BOARD
Budget	01/28/09	Y	1282009.03	APPROVE BUDGET FOR 2009
Gates	02/11/09	Y	2112009.04	DIRECT MITCH TO SEE IF WE CAN PUT GATES IN THE SOUND WALL
Hall and Social Committee	02/11/09	Y	2112009.05	SEPARATE THE HALL COMMITTEE FROM THE SOCIAL CLUB, RESCINDING A MOTION FROM 2007.
Hearing	02/11/09	Y	2112009.06	GIVE SUSAN BARNARD HEARING
Maintenance	02/11/09	Y	2112009.07	MAINTENANCE SHOULD NOT BE REPRIMANDED FOR DOING GOOD SAMARITAN TASKS.
Mission Statement	03/25/09	Y	3252009.06	GM SHOULD HAVE MISSION STATEMENT DRAFT TO BOARD BY APRIL 6, 2009
Hearing	03/25/09	Y	3252009.07	HEARING FOR EMMONS, ROSE JAQUINT AND LLOYD VEITCH ON APRIL 16, 2009.
Removal of Occupant	03/25/09	Y	3252009.08	MITCH TO CONTACT LAWYER REGARDING REMOVAL OF OCCUPANT OF LLOYD VEITCH'S UNIT.
Hearing	03/25/09	Y	3252009.09	HAVE HEARING FOR BROUSSARD UNIT ON APRIL 16, 2009.
Auction	04/08/09	Y	4082009.03	HAVE OPEN HOUSES ON APRIL 25, MAY 2, 2009
Agenda	04/08/09	Y	4082009.04	ALLOW ENVIRONMENTAL MONITIRING ON AGENDA FOR NEXT MONTH
Dues	04/08/09	Y	4082009.06	RAISE DUES \$25.00 BEGINNING 6/1/2009.

Meeting Guidelines	04/15/09	Y-Cont.	4152009.01	To accept meeting guidelines as written.
Information Technology	04/15/09	Y	4152009.02	Wants document prepared by the office explaining what is needed from Information Technology and why.
Code Enforcement	04/15/09	Y	4152009.03	Mitch will notify memebbers of code enforcement coming to visit.
Community Day	04/15/09	Y	4152009.04	To allocate up to \$400 to sponsor Community Day on June 6.
READING MINUTES	05/27/09	election	5272009.01	Waive the reading of the minutes of last year's election
Reading Annual Report	05/27/09	election	5272009.03	Waive the reading of the Annual Report
CRIME WATCH	05/27/09	election	5272009.04	Allow Crime Watch to use the Hall for its monthly meeting
Social Club	05/27/09	election	5272009.05	Allow Social Club to use the Hall for its functions
General Member Committee	05/27/09	election	5272009.06	Form a General Member Committee which is allowed to gather in the Hall.
AV Youth Club	05/27/09	election	5272009.07	Allow the AV Youth Club to use the Hall when needed
Elections	05/27/09	election	5272009.08	motion to destroy last year's ballots
Moratorium on Changes	06/10/09	Y	6102009.01	To rescind the moratorium on changes to the exterior of buildings.
NEW MEMBER	06/10/09	Y	6102009.02	The motion was made to accept the new Member.
NEW MEMBER	07/08/09	Y	7082009.04	To accept new Members.
Letters	08/12/09	Y	8122009.11	That letters be read aloud when they are addressed to the Board and Members, and that they be noted in the newsletter
Cola	08/12/09	Y	8122009.17	To rescind Motion RE03080011, the annual COLA because it is superseded by the Employee Association contract.
Labor Committee	09/09/09	Y	9092009.10	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.
Hall- Meetings	09/09/09	Y	9092009.11	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.
Unit Files	09/09/09	Y	9092009.12	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.
Motion 12202005.02	09/09/09	Y	9092009.13	To rescind Motion 12202005.02 to meet on the 1st Tuesday and every Wednesday of the month.

Policy- Member Confidentiality	09/09/09	Y	9092009.14	To write a formal policy addressing Member confidentiality as written by our attorney
Motion 08122009.11	09/09/09	Y	9092009.15	To rescind Motion 08122009.11 (regarding reading letters at Regular meetings)
Meeting Date Change	10/14/09	Y	10142009.19	Change the date of the next meeting from November 11 to November 18 due to Veteran's Day
Roofs	10/14/09	Y	10142009.20	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.
Screening Files	10/14/09	Y	10142009.21	To destroy all screening files more than two years old - rescinded
Insurance	10/28/09	Y	10282009.03	That we spend the \$1650 to get the appraisal done (insurance)
Article I Section 9(b)(2)	10/28/09	Y	10282009.04	To keep the language in Article I Section 9(b)(2) as is
Tom(MM) 30 days to live in unit	10/28/09	Y	10282009.06	We give Tom (Maintenance Manager) 30 days in the unit while he finds an alternate place to live.
Emergency	11/18/09	Y	11182009.05	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.
Budget	11/18/09	Y	11182009.06	that the budget be accepted and submitted
Workers Comp	12/09/09	Y	12092009.14	to change Workers Comp from State Fund to Guard
Parking Lot 43 Pavement	12/09/09	Y	12092009.15	that we pave over the expanded area of lot 43 that is currently used for parking
Jims Paving Bid	12/09/09	Y	12092009.16	to accept the bid from Jim's Paving for \$33,690
Transfer	01/13/10	Y	1132010.11	to transfer the workman's comp insurance in excess of \$20,000 to the parking lot fund in the budget.
Bids for Parking Lot	01/13/10	Y	1132010.12	to include \$7000 in the parking lot bid to include the curb installation and to move the streetlight.
POSTAGE METERS	01/13/10	Y	1132010.14	to try the postage machine for two years
Credit Union	02/10/10	Y	RE02102010.02	to allow the Credit Union and their members to use the facilities (bathrooms) as soon as we lock the hall doors.
Jim's Paving	02/10/10	Y	RE02102010.03	to allow Jim's Paving to do one of the parking bays at the rate of \$3500 for a complete job.

Labor Advisor Time	03/10/10	Y	RE03102010.02	the Board will authorize 15 hours of Labor Advisor time
Labor Committee	03/10/10	Y	RE03102010.03	the Board make a resolution that the Labor Committee has legal authority to conduct negotiations
Safety Boots	03/10/10	Y	RE03102010.04	the Board allocate \$25 per maintenance employee for safety boots
New Insurance	03/10/10	Y	RE03102010.06	to accept the new insurance
Raised Beds	03/10/10	Y	RE03102010.07	to allow Paula and Ron Kane to keep their raised beds
Motion J-114	03/10/10	Y	RE03102010.09	to rescind Motion J-114 and continue to use the current policy
Neighbors Helping Neighbors	04/14/10	Y	RE04142010.03	to commend the work of "Neighbors Helping Neighbors" and allow them to continue to consult with the bookkeeper as needed.
Maintenance	04/14/10	Y	RE04142010.04	that the office contact the City and ask that they fix the lake.
Maintenance	04/14/10	Y	RE04142010.05	to get estimates to repair the sidewalk in front of the office and the administration building.
Policy	04/14/10	Y	RE04142010.06	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.
Conditional Use Permit	04/14/10	Y	RE04142010.07	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.
Matinenance	04/14/10	Y	RE04142010.08	to table the bid from Jim's Paving for Fact Finding.
Board	04/14/10	Y	RE04142010.09	that the next Board will set the date for the next Community Day.
Maintenance	04/14/10	Y	RE04142010.10	to allow Mitch Myers to purchase the 2006 Yamaha Golf Cart to be used by AV Maintenance
Letters	05/12/10	Y	EX05122010.02	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
Letters	05/12/10	Y	EX05122010.03	to file the letter from unit 768 re Corp Codes 8814b, 7411, 8815.
Letters	05/12/10	Y	EX05122010.04	to table the letter from unit 719 re: Parking
Occupancy	05/12/10	Y	EX05122010.05	to table the issue of unit 543 re: non-residency to next week
Sub Leaseing	05/12/10	Y	EX05122010.06	to table the lissue of "the List of Renters"
Employee handbook	05/19/10	Y	5192010.03	to accept the changes to the Employee Handbook.
Changes unit 543-	05/19/10	Y	5192010.04	to terminate the MOC, Membership, and Occupancy rights of Unit 543 immediately.
Terminate MOC	05/19/10	Y	5192010.05	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.
Phone Call to Unit 729	05/19/10	Y	5192010.05	

Transfer Fees	05/19/10	Y	5192010.06	to raise the transfer fees by \$100 to be split 50/50 between the buyer and the seller.
Carrol Campbell- Tastefull Arrangement of Flowers	05/19/10	Y	5192010.07	to send a "tasteful arrangement of flowers" to Carol Campbell
Removal of Tree	06/09/10	Y	RE06092010.03	to move tree in Chanslor Court and sidewalk repair estimate to next month's agenda
Fact Finding Committee	06/09/10	Y	RE06092010.04	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.
Settlement Statement	06/09/10	Y	RE06092010.05	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.
Preferred Plumbing & Drain	07/14/10	Y	RE07142010.03	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.
Book Club	07/14/10	Y	RE07142010.04	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.
Agenda	07/14/10	Y	RE07142010.05	to move the agenda
Rosie The Riveter Trust Board- Hall	07/14/10	Y	RE07142010.06	to allow "Rosie the Riveter 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.
Sidewalk Repair	08/11/10	Y	RE08112010.03	to table the issue of Sidewalk Repair to the next meeting.
Painting	08/11/10	Y	RE08112010.04	to accept the price of \$2,500 for the painting of 224 W. Bissell.
Settlement Statement	08/11/10	Y	RE08112010.05	to table the issue of "Settlement Statement between Buyer and Seller" to the next monthly meeting.
Pit Bulls	08/11/10	Y	RE08112010.06	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."
AV Library Committee	08/11/10	Y	RE08112010.07	to recognize the "Friends of the Atchison Village Library" as a committee - - and that they must have two or three officers responsible.
Board	08/11/10	Y	RE08112010.08	to switch the position of the board table to be permanently in front of the windows.
Paint AV Sign	08/11/10	Y	RE08112010.09	to paint the letters on the AV sign on the corner of Atchison Village with reflective paint.

California Concrete	09/08/10	Y	RE09082010.04	that we use California Concrete
Sewer Laterals	09/08/10	Y	RE09082010.05	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
Parking Lot Bid	09/08/10	Y	RE09082010.07	that we accept the bid of \$2,600 to add the slurry sealer to the asphalt to the parking lot and re-stripe it.
City Liaison Appointment	10/13/10	Y	RE10132010.04	to set table agenda item "City Liaison Appointment" to the meeting.
Reserve Bid Study	10/13/10	Y	RE10132010.05	to accept the bid from the Helsing Group in the amount of \$2,000 to do the Reserve Study
Windows	11/10/10	Y	RE11102010.05	that any new windows installed be to complete a unit for permit purposes, structural damage or dry rot damages
Budget	11/10/10	Y	RE11102010.06	to accept the budget
Computer Consultant	11/10/10	Y	RE11102010.07	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.
Drainage Problem- Barry Burgess's Unit	11/10/10	Y	RE11102010.08	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.)
Valve Replacement	11/10/10	Y	RE11102010.09	that maintenance is allowed to proceed with replacing valves with thermostats when heater is serviced - at no charge to the memer.
Late Charges	12/08/10	Y	RE12082010.03	Wherefore it be resolved that the Late Charges Section of the Delinquent Policy be amended as follows (changes in bold type): <i>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.</i> 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.

Drain Repairs	12/08/10	Y	RE12082010.05	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.
Fact Finding Committee	12/08/10	Y	RE12082010.06	to send the to Fact Finding to review the current rental policy
Sewer Laterals	12/08/10	Y	RE12082010.07	to ask the Board members to waive notice to add"Sewer Lateral Problem on MacDonald and the two units taken over" to the agenda.
Reserve Account	12/08/10	Y	RE12082010.08	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.
Complete Rehabs	12/08/10	Y	RE12082010.09	to complete the rehab of units 459 and 563 in-house
	01/12/11	Y	RE01122011.06	to approve the bid from Professional Tree Cre Company in the amount of \$2520 to remove the Monterey Pine tree from 150 Garrard
Legal Audit Committee	01/12/11	Y	RE01122011.07	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
Units Taken Back	01/12/11	Y	RE01122011.08	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
Insurance Bid	02/09/11	Y	RE02092011.02	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
Traveler's Insurance	02/09/11	Y	RE02092011.03	to accept the bid from Traveler's Insurance for a total package amount of \$92,590
Universe Painting	02/09/11	Y	RE02092011.04	to accept the bid from Universe Painting in the amount of \$33,799
Sewer Laterals Bids	02/09/11	Y	RE02092011.05	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.
City of Richmond Smoking Ordinance	02/09/11	Y	RE02092011.07	to send this issue to Attorney Allen (City of Richmond Smoking Ordinance)
Grants Process	03/09/11	Y	RE03092011.04	to streamline the grant process between the Sewer Lateral Committee and the Board of Directors

Projects	03/09/11	Y	RE03092011.05	to put together a folder on any projects that need to be continued for future boards
Rehab of Units 543, 413, and 767	03/09/11	Y	RE03092011.06	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
Smoking Ordinance	03/09/11	Y	RE03092011.07	to send a letter immediately to each member with a copy of the summary provided by the city on the Smoking Ordinance
Accounts	03/09/11	Y	RE03092011.08	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
SOS Contract	03/09/11	Y	RE03092011.09	to send this issue (SOS contract) to Fact Finding for further investigation - that Mitch work with Victoria Roberts, Jim and the finance Committee
Comcast Proposal	03/09/11	Y	RE03092011.10	to reject the proposal from Comcast
Hall	03/09/11	Y	RE03092011.11	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)
Employees	03/09/11	Y	RE03092011.12	to hire a person with plumbing skills for the maintenance department
Hearing	03/09/11	Y	RE03092011.13	to set a hearing with Member from unit 546 to discuss the issue of "alleged" stolen property (by houseguest)
Hearing with "Party Planner"	04/13/11	Y	RE04132011.03	to set a hearing with the "Party Planner" for 4/26/2011 at 7:00 p.m.
Richmond Museum of History	04/13/11	Y	RE04132011.06	to invite the Richmond Museum of History to give AV a presentation.
Acceptance of Member	05/11/11	Y	RE05112011.02	to accept Howard Cook, unit 459, as a member of AVMHC
Trimming of Tree	05/11/11	Y	RE05112011.03	to approve the trimming of the tree at corner of Bissell and Collins by the arborist and to solicit two more bids.

Mission Statement	05/11/11	Y	RE05112011.05	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.
Sewers	06/08/11	Y	RE06082011.04	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.
Auction	07/13/11	Y	RE07132011.01	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
Sewers	07/13/11	Y	RE07132011.04	to accept the bid from Terra Nova in the amount of \$72,000 to do the six buildings on Block 3
Sewers	07/13/11	Y	RE07132011.05	to authorize payment of \$14,179 to Terra Nova for the change orders
Reserve Study	07/13/11	Y	RE07132011.07	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)
Trees	07/13/11	Y	RE07132011.08	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
Transfer	07/13/11	Y	RE07132011.09	to transfer \$156,462.95 from the Reserves Account to the Operating Account - this includes Window, Plumbing and Labor costs
Committee	07/13/11	Y	RE07132011.10	that there be a History Committee to be chaired by Marie Kochaver
Sewers	09/14/11		RE09142011.01	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".
Auction	09/14/11		RE09142011.02	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.
Sewers	09/14/11		RE09142011.05	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

Trees	09/14/11		RE09142011.07	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.
Maintenance	09/14/11		RE09142011.08	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.
Finances	09/14/11		RE09142011.09	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.
Reserve Study	09/14/11		RE09142011.10	to accept both proposals from Levy, Erlander & Company
Attorney	09/14/11		RE09142011.11	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
Reserve Study	09/14/11		RE09142011.12	to revise the Reserve Study to reflect \$15,000 for the parking bay repairs
Parking Lots	10/12/11	Y	RE10122011.02	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.
Sewers	10/12/11	Y	RE10122011.03	that the Sewer Lateral Committee be allowed to proceed with mailing the letter to the City.
Trees	10/12/11	Y	RE10122011.05	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
Reserve Study	10/12/11	Y	RE10122011.06	to accept the final Reserve Study
Community Building	10/12/11	Y	RE10122011.08	to accept/approve Miriam Pollock's proposal for the paved benches
Computers	10/12/11	Y	RE10122011.09	to buy licenses for File Maker Pro for four more stations - at an estimated cost of \$1800
Chevron	11/09/11	Y	RE11092011.01	to put aside the regular order of business in favor of a presentation from Chevron
Board	11/09/11	Y	RE11092011.02	to appoint Wendy Schwartz to the Board of Directors
Sewers	11/09/11	Y	RE11092011.05	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.
Permits	11/09/11	Y	RE11092011.06	to approve the expenditure of approximately \$2,163.00 for the Global Permit for Windows.
Sewers	11/09/11	Y	RE11092011.07	to approve a check made payable to the City of Richmond in the amount of \$600 for the Compliance certificates

Budget	11/09/11	Y	RE11092011.08	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 Suppiels, and 2. Transfer \$3,500.00 of the underage in Sidewalk Repair to Hardware/Lumber.
Computers	11/09/11	Y	RE11092011.09	to authorize up to \$500 for the General Manager to purchase a new computer with a dust cover for the matinenance department.
Office	11/09/11	Y	RE11092011.10	to authorize the office to apply for a secured credit card in the amount of \$10,000.
Solar	11/09/11	Y	RE11092011.11	to invite Adam Lenz from the City of Richmond, and Grid Alternatives, to speak to the membership at a special meeting.
Air Quality	11/09/11	Y	RE11092011.12	to invite CBE and their scientist to our next meeting to give a presentation in regard to Air Quality
Finances	12/14/11	Y	RE12142011.03	to allow General Manager to do the online transfers
Sewers	12/14/11	Y	RE12142011.04	to establish a sewer lateral reserve account and that all grant fundraising rebates be placed into the Sewer Lateral Reserves
Procedures	12/14/11	Y	RE12142011.05	to follow our documents and the procedure outlined in Allen's letter re units given to the County
Administration	12/14/11	Y	RE12142011.06	that the County be allowed to go forward with the sale of the unit referred to in Allen's letter dated 12/7/2011
Maintenance	12/14/11	Y	RE12142011.07	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
History	01/11/12	Y	RE01112012.03	to accept the Historical Committee's generous offer. (hang a framed newspaper clipping)
Fences	01/11/12	Y	RE01112012.04	to send the issue of "rules for side yard fences" to fact finding for some intensive fact finding.
Fences	01/11/12	Y	RE01112012.05	to bring the Fact Finding information on side fences back to the membership at a special meeting.
Parking	01/11/12	Y	RE01112012.07	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.
Policies	02/08/12	Y	RE02082012.03	to respond to Chevron allowing them to put in the monitoring station.
Office	02/08/12	Y	RE02082012.04	to buy a filing cabinet and to set up a filing system by the end of March 2012
Insurance	02/08/12	Y	RE02082012.07	to accept the bid from Bay Risk Insurance for \$97,952 and to adjust the budget.
No Smoking	02/08/12	Y	RE02082012.08	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.

Policies	02/08/12	Y	RE02082012.09	to table the issue of solar panels for more fact finding
Sewers	02/08/12	Y	RE02082012.10	to accept the bid from Terra Nova in the amount of \$72,000 to do the six buildings on Block 3
Sewers	02/08/12	Y	RE02082012.11	to purchase a snake as requested by the maintenance supervisor
Hall	03/14/12	Y	RE03142012.03	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.
Inspections	03/14/12	Y	RE03142012.04	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
Windows	03/14/12	Y	RE03142012.05	to NOT consider the process of members purchasing windows and AV installing them.
Policies	03/14/12	Y	RE03142012.06	to accept the SMOKING RESOLUTION as per Attorney Allen's recommendation.
Policies	03/14/12	Y	RE03142012.07	to table the issue of solar panels
Fees	03/14/12	Y	RE03142012.08	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.
Fees	03/14/12	Y	RE03142012.09	that we have determined that up to one year is a "reasonable time" to assess and collect dues on units taken over by AV.
Transfer	03/14/12	Y	RE03142012.10	to transfer \$114,838.94 from the Reserve Account to the Operating Account
Transfer	03/14/12	Y	RE03142012.11	to transfer \$104,015 from the Reserve Account to the Sewer Laterals account.
Trees	03/14/12	Y	RE03142012.12	to prune the eucalyptus in Ron Kane's front yard to save the tree - at the cost of \$1800.
Transportation	04/11/12	Y	RE04112012.01	to direct the General Manager to do some fact finding into the different programs/Accessible Transportation Solutions.
Sewers	04/11/12	Y	RE04112012.04	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.
Sewers	04/11/12	Y	RE04112012.06	to authorize the expenditure of \$3200 for certificates of compliance - to be broken up into two separate checks of \$1600 each.
Sewers	04/11/12	Y	RE04112012.07	to send item "how to deal with the sewer tax reduction" to fact finding.

Fees	04/11/12	Y	RE04112012.08	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.
Sewers	04/11/12	Y	RE04112012.09	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.
Sewers	04/11/12	Y	RE04112012.10	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.
Maintenance	04/11/12	Y	RE04112012.11	to send the issue of the gas valve to Fact Finding to see if the \$40 flow valve could be used.
Windows	04/11/12	Y	RE04112012.12	to table the issue of "replacement /repair of existing wooden windows" to next month's agenda
Legal	04/11/12	Y	RE04112012.14	to follow the attorney's advice and to forward the money from the Sellard unit to the State.
Hall	04/11/12	Y	RE04112012.15	to authorize money from the Hall Reserves to paint the Hall via an outside contractor. The General Manager is authorized to collect bids.
Fees	04/11/12	Y	RE04112012.16	to send agenda item "determine overhead charge to be added to unit #767" to fact finding
Maintenance	04/11/12	Y	RE04112012.17	to authorize funds to repair the golf cart.
Maintenance	05/09/12	Y	RE05092012.03	to accept the bid from Universe Painting in the amount of \$5,159.
Transfer	05/09/12	Y	RE05092012.06	to transfer from Reserves to Operating: \$12,218.06 out of Windows and \$6,951 out of Labor to reimburse the Operating Account.
Fees	05/09/12	Y	RE05092012.07	to table agenda item: "Determine overhead charge to be added to Unit 767" to next month's agenda
Reserves	05/09/12	Y	RE05092012.08	to send the Reserve Study back to Helsing Group with correction per the Audit Report referring to the error on the beginning reserve balance
Sewers	05/09/12	Y	RE05092012.09	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.

Sewers	05/09/12	Y	RE05092012.10	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.
Fees	05/09/12	Y	RE05092012.12	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
Labor	06/13/12	Y	RE06132012.2	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.
Audit Committee	06/13/12	Y	RE06132012.3	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
Board Meetings	06/13/12	Y	RE06132012.4	to reject the offer on the table, for GM on Easy Go Richmond
Charge to Member	06/13/12	Y	RE06132012.5	to adopt the 20% overhead charge addition (unit 767)
Office	06/13/12	Y	RE06132012.6	to accept the current contract with EIS, for copier services, which will yield a higher ppm, and good service
Flag	06/13/12	Y	RE06132012.7	to proceed with the purchase of the Co-op Flag as recommended
Board Meetings	06/13/12	Y	RE06132012.10	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
Finances	07/11/12	Y	RE07112012.3	To list the Operations, Reserves and Tax account balances on the chalk board, prior to each Board Meeting for review by the membership
Board Meetings	07/11/12	Y	RE07112012.4	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"
Parking	07/11/12	Y	RE07112012.5	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.
Board	07/11/12	Y	RE07112012.6	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.

Board	07/11/12	Y	RE07112012.7	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."
Maintenance	07/11/12	Y	RE07112012.8	To revise Motion RE6122012.8 to read, "Move all water heaters to blisters as unit are rehabbed for auction."
	07/11/12	Y	RE07112012.9	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."
Hall	07/11/12	Y	RE07112012.10	To restore the Women's Club plaques to the Hall
Board	07/11/12	Y	RE07112012.11	To allow \$800 to be allocated towards expenses related to Community Day at the AVMHC
Trees	07/11/12	Y	RE07112012.12	To accept bid received from M&M Tree Services, to cut one tree and to trim the one tree at 339 Chanslor Ave.
Maintenance	07/11/12	Y	RE07112012.13	To accept the bid for Painting the 2 story buildings from Universe Painting, in the amount of \$30,439.00
Hall	07/11/12	Y	RE07112012.14	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.
Trees	08/08/12	Y	RE08082012.2	to accept Ron Kanes documentation regarding the Tree Policy, "Right Tree, Right Place."
Fees	08/08/12	Y	RE08082012.4	To refer this item to fact finding for further investigation (fees for transfers of unit by inheritance)
Policies	08/08/12	Y	RE08082012.6	to publish rules governing the storage and removal of all bins in the next newsletter, and to discuss further at the next months meeting.
Motions	08/08/12	Y	RE08082012.7	to accept rescinding of motions RE03142012.04 and RE090804
Finances	08/08/12	Y	RE08082012.8	to accept the quote of \$5700.00 from Levy Erlanger to prepare audit for all related financial documents
Maintenance	08/08/12	Y	RE08082012.9	to accept the plan to sell or give away 3 racks and 2 boxes from the AV truck
Hall	09/12/12	Y	RE09122012.2	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
Hall	09/12/12	Y	RE09122012.3	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
Trees	09/12/12	Y	RE09122012.4	prune and remove trees at 180 West Chanslor

Policies	09/12/12	Y	RE09122012.5	because of liability concerns, play structures will only be allowed in fenced yards. The office will send out a letter notifying members immediately.
Sewers	09/12/12	Y	RE09122012.9	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
Finances	09/12/12	Y	RE09122012.11	to sign up with the CDARS Bank agreement
Policies	09/12/12	Y	RE09122012.12	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.
Trees	10/10/12	Y	RE10102012.02	to acquire a tree for every tree that is removed from property and get four trees to replace trees that have already been removed
Board	10/10/12	Y	RE10102012.04	to give the position of Secretary/Treasurer to Ron Kane
Policies	10/10/12	Y	RE101012012.06	to keep the current size 32 gallon brown bins
Hall	10/10/12	Y	RE10102012.07	to purchase inexpensive cork boards for decorations and upcoming events; buy four cork service boards and frame for the Hall
Maintenance	10/10/12	Y	RE10102012.09	to approve \$14,000 to purchase windows to complete another 10 units by the end of the year
Sewers	10/10/12	Y	RE10102012.10	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
Policies	10/10/12	Y	RE10102012.11	to eliminate number 9 on the Board Policy and the motion that corresponds with the amendment
Policies	10/10/12	Y	RE10102012.12	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
Office	10/10/12	Y	RE10102012.13	to clean carpet inside office space for \$160
Policies	10/10/12	Y	RE10102012.15	to hold off on the garden inspections and work on the guidelines, write the rules to draft an appropriate letter for untidy yards
Budget	11/14/12	Y	RE11142012.04	that we adopt the proposed 2013 budget
Fees	11/14/12	Y	RE11142012.05	set the fee for the transfer of a unit by inheritance at \$250
Fees	11/14/12	Y	RE11142012.06	set aside up to \$849 for the global permit
Hearing	11/14/12	Y	RE11142012.07	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.

Trees	11/14/12	Y	RE11142012.08	trasfer \$7,500 from legal fees to trees
Trees	11/14/12	Y	RE11142012.09	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
Trees	11/14/12	Y	RE11142012.10	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
Policies	11/14/12	Y	RE11142012.11	before anyone removes a plant, or plants anything in a common area, they must address a letter to the Board
Security	11/14/12	Y	RE11142012.14	the General Manager will look into getting more light for Collins Court
Board	12/12/12	Y	RE12122012.02	to replace Olivo Dallagiaco with new board member Mely Villicana
Motions	12/12/12	Y	RE12122012.03	to rescind Motions K27 (1971) and M81 (1973) regarding pet regulation found to be contradictory
Pets	12/12/12	Y	RE12122012.04	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
Pets	12/12/12	Y	RE12122012.05	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,
Maintenance	12/12/12	Y	RE12122012.06	to install either paved sidewalk or stepping stones at Unit 148, to be done by AVMHC staff. Recinded by motion RE06122013.05
Maintenance	12/12/12	Y	RE12122012.07	to direct AVMHC staff to remove furniture and other contents of the room and to clean the cement floor with bleach.
Permits	1/9/13	Y	RE01092013.02	to approve the Global Permit application/proposal of the City of Richmond
Permits	01/09/13	Y	RE01092013.03	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
Maintenance	01/09/13	Y	RE01092013.04	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.
Insurance	01/09/13	Y	RE01092013.05	To increase budget for workers comp insurance by \$4741.00 due to State Fund's "experience modification."
Insurance	02/13/13	Y	RE02132013.06	to approve the quote of Traveler's insurance for \$111,374

Hall	02/13/13	Y	RE02132013.07	that M. Villicana and Martin be authorized to spend up to \$1500 to purchase a floor buffer
Sewers	02/13/13	Y	RE02132013.08	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
Sewers	02/13/13	Y	RE02132013.09	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
Sewers	02/13/13	Y	RE02132013.10	to choose Bay Hawk's bid to replace thos laterals
Sewers	02/13/13	Y	RE02132013.11	to approve \$1200 for the 16 certificates of compliance
Windows	02/13/13	Y	RE02132013.12	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
Windows	02/13/13	Y	RE02122013.13	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.
Windows	02/13/13	Y	RE02122013.16	to pay \$1,493.31 for City of Richmond annual window permit fee
Hall	03/13/13	Y	RE03132013.03	that the Hall Committee conduct fact finding on improved sound and projection systems.
Pets	03/13/13	Y	RE03132013.04	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.
Pets	03/13/13	Y	RE03132013.05	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.

By-Laws	03/13/13	Y	RE03132013.07	to update bylaws by sending them to the attorney for review to suggest critical updates
Policies	03/13/13	Y	RE03132013.09	to adopt K. Wargo's suggested beneficiary form after sending it to an attorney for review
Policies	03/13/13	Y	RE03132013.10	to not opt out of the Light Green program and to investigate ramifications of Deep Green program
Insurance	03/13/13	Y	RE03132013.11	to increase the monthly transfer for insurance payments to \$9333 per month to cover the increase in insurance costs
Policies	03/13/13	Y	RE03132013.12	To allow the National Park Service to have an event featuring AVMHC or Richmond history as sanctioned by the Board
Membership	03/13/13	Y	RE03132013.13	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.
Sewers	04/03/13	Y - spec	SPREG04032013.01	to accept the Bay Hawk bid for the sewer lateral follow-up to the emergency work on Block One
Hall	04/10/13	Y	RE04102013.04	to use up to \$100 from the Hall account to purchase a sound mixer
Hall	04/10/13	Y	RE04102013.05	to use up to \$1,500 to purchase a LCD projector, a screen and document camera for the Hall.
Trees	04/10/13	Y	RE04102013.07	to adopt the newly updated tree permit and information sheet to be used by the membership.
Maintenance	04/10/13	Y	RE04102013.08	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.
Insurance	04/10/13	Y	RE04102013.09	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.
Finances	04/10/13	Y	RE04102013.10	to increase monthly transfer from First Bank Operations for Tax from \$37, 219.83 to \$38,083.33
Hall	04/10/13	Y	RE04102013.11	to approve transfer for quarterly income for Hall of \$2409
Sewers	05/08/13	Y	RE05082013.05	that the AVMHC Board of Directors authorize GM Robert Stupack the blanket approval for sewer compliance fees of \$100 per instance.
Maintenance	05/08/13	Y	RE05082013.06	to replace the gate at the specified location with an iron fence and gate
Trees	05/08/13	Y	RE05082013.07	to plant trees in the common area in front of the three units currently being rehabbed
Trees	05/08/13	Y	RE05082013.08	to dedicate 10% of the existing tree budget to the purchase and maintenance of trees
Policies	06/12/13	Y	RE06122013.04	to adopt the fine schedule (revision #5)

Motions	06/12/13	Y	RE06122013.05	for the rescission of motion RE12122012.06 (regarding paving)
Hall	06/12/13	Y	RE06122013.06	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).
Sewers	06/12/13	Y	RE06122013.08	to accept the bid from Bay Hawk of \$4,800 to scope and pothole the sewer lines running under 6 AV parking lots
Maintenance	06/12/13	Y	RE06122103.11	to obtain three bids for termite eradication in Unit 109, including at least one bid that uses "green" methods,
Maintenance	06/12/13	Y	RE06122013.12	to accept the bid of Bay Hawk to repair AVMHC sidewalks with trip and fall hazards.
Maintenance	06/12/13	Y	RE06122013.13	to accept the bid of Universe Painting to paint where windows have been replaced
Finances	07/10/13	Y	RE06122013.05	to increase the rent for the credit union by 10% (\$59) per month
Sewers	07/10/13	Y	RE06122013.06	to award the sewer lateral bid to Bay Hawk in the amount of \$199, 935
Sewers	07/10/13	Y	RE06122013.07	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.
Policies	07/10/13	Y	RE06122013.09	that members be strongly encouraged to turn off water from any overflowing source, excluding backyards
Policies	07/10/13	Y	RE06122013.10	to continue keeping members apprised of rule changes in the newsletter
Hall	07/10/13	Y	RE06102013.12	to accept AV Music Jam's proposal, with the understanding that Credit Union business would take precedence in a scheduling conflict
Hall	07/10/13	Y	RE06102013.13	to accept the donation of a keyboard for the use of AVMHC and to dispose of the upright piano which is in serious disrepair
Policies	07/10/13	Y	RE06102013.15	to send letters to the people with fence like barriers around their common areas requesting their immediate removal.
Policies	08/15/13	Y	RE08152013.02	to accept the AV LCD usage agreement
Policies	08/15/13	Y	RE08152013.04	to accept the Non-Resident Member policy as put forward
Policies	08/15/13	Y	RE08152013.05	to include member advisory votes at the yearly election meeting of the AVMHC Board of Directors

Membership	08/15/13	Y	RE08153013.06	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)
Maintenance	08/15/13	Y	RE08152013.08	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
Sewers	08/15/13	Y	RE08152013.10	to adopt the recommendation of the GM regarding \$47,943 received from Contra Costa County as a sewer tax rebate
Maintenance	09/11/13	Y	RE09112013.03	to obtain estimates for a sprinkler system
Policies	09/11/13	Y	RE09112013.05	to establish a policy to allow office staff to assign parking spaces after a board vote
Policies	09/11/13	Y	RE09112013.08	to adopt the policy of the Board to decline purchase of units when offered by members
Sewers	09/11/13	Y	RE09112013.09	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
Finances	09/11/13	Y	RE09112013.10	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.
Office	09/11/13	Y	RE09112013.11	to replace the broken security camera in the office at a cost not to exceed \$1000
Hall	09/11/13	Y	RE09112013.14	to retain the Exterior Announcement Board
Inspections	09/11/13	Y	RE09112013.16	to adopt the proposed inspection of yards guidelines
Maintenance	10/09/13	Y	REG10092013.03	to accept lowest bid for termite eradication at Unit 109
Policies	10/09/13	Y	REG10092013.08	for the formation of a committee to create, review and make recommendations at the next meeting on this issue
Hall	10/09/13	Y	REG10092013.10	to table the discussion about the use of the Hall by UC Berkeley in Summer 2014, pending fact finding
Parking	10/09/13	Y	REG10092013.11	to table discussion of Member Advisory Survey concerning fees for and exclusive use of second parking spaces
Policies	10/09/13	Y	REG10092013.12	to table discussion of Member Advisory Survey concerning car washing in AVMHC
Maintenance	10/09/13	Y	REG10092013.13	to obtain estimates for replacement of removed rain gutters
Budget	10/16/13		BUDGET101620 13.02	to accept, by acclamation, the Revenue section of the proposed 2014 AVMHC Budget

Budget	10/16/13		BUDGET101620 13.03	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
Budget	10/16/13		BUDGET101620 13.04	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
Budget	10/16/13		BUDGET101620 13.05	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)
Budget	10/16/13		BUDGET101620 13.06	to accept, by acclamation, the projected 2014 Budget section for \$81,500, without change
Budget	10/16/13		BUDGET101620 13.07	to reduce the Tree Maintenance section of the proposed 2014 Atchison Village Mutual Homes Corporation Budget to \$8000
Budget	10/16/13		BUDGET101620 13.08	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
Budget	10/16/13		BUDGET101620 13.09	to accept, by acclamation, this section (windows-labor reserve?) of the proposed 2014 AVMHC Budget
Budget	10/16/13		BUDGET101620 13.10	To accept, by acclamation, this section (office supplies?) of the proposed 2014 AVMHC Budget, except for a reduction in Office Supplies to \$6000
Budget	10/16/13		BUDGET101620 13.11	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
Budget	11/13/13	Y	REG11132013.04	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
Hall	11/13/13	Y	REG11132013.05	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
Hall	11/13/13	Y	REG11132013.06	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.

Inspections	11/13/13	Y	REG11132013.07	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."
Policies	11/13/13	Y	REG11132013.09	for the rescission of motion 10142009.21 which states that all screening files more than two years old will be destroyed
Maintenance	11/13/13	Y	REG11132013.10	to accept the bid from Bay Hawk for \$16,000 to repair the remaining trip and fall hazards throughout AVMHC
Parking	11/13/13	Y	REG11132013.11	to reassign the parking space from unit 556 from 55-7 to 55-2
Maintenance	11/13/13	Y	REG11132013.12	to cover the cost of moving two units' satellite dishes.
Trees	12/11/13	Y	REG12112013.03	to table tree bids until a walk-through is completed that includes Tree Committee members and the arborist
Parking	12/11/13	Y	REG12112013.04	to deny the application of Unit 171 to use Parking Space #42, in Lot 13
Policies	12/11/13	Y	REG12112013.05	to accept the revised Storm Water Action Recommendations and put them forth for member consideration
Budget	12/11/13	Y	REG12112013.06	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
Maintenance	12/11/13	Y	REG12112013.09	to authorize the removal of the barbed wire from the front of the Administration Building
Administration	12/11/13	Y	REG12112013.11	to allow the installation of a small dish antenna on the Community Building roof to provide free internet access to AVMHC members
Trees	01/08/14	Y	REG01082014.03	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.
Historical Documer	01/08/14	Y	REG01082014.04	to allow Marie Kochaver access to archived/ historical documents, and to arrange for an intern/ archivist to work with and access to same.
Budget	01/08/14	Y	REG01082014.05	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.
Budget	01/08/14	Y	REG01082014.06	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..

Policy	01/08/14	Y	REG01082014.07	to allow those living in interior units to store their garbage bin in the marked parking area. TABLED.
Business	01/08/14	Y	REG01082014.08	To strike from any business or decision making/ requiring materials the words "and/or".
Inspections	01/08/14	Y	REG01082014.10	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.
Sewers	02/12/14	Y	REG02122014.02	to authorize the Sewer Lateral Fundraising Committee to deposit the money in their account into the Sewer Lateral Account.
Hall	02/12/14	Y	REG02122014.04	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.
Hall	02/12/14	Y	REG02122014.05	to approve the purchase and installation of an accordion- type door to close off the library, in an amount not to exceed \$300.
Concrete	02/12/14	Y	REG02122014.07	To accept Bay Hawk's bid for miscellaneous concrete work , including 160 Follett backyard, providing this is situated in a common area.
Board	02/12/14	Y	REG02122014.08	to provisionally set Community Day for Saturday August 16,2014, with the suggested theme of "The Beauty of Our Environment".
Yards	02/12/14	Y	REG02122014.09	to add the follow got 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
Committee	02/12/14	Y	REG02122014.10	that AVMHC recognize the Electrical/ Plumbing Committee created by members to advise the board on electrical and plumbing maintenance and upgrades.
Contractor	02/12/14	Y	REG02122014.11	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.

Gutters	03/12/14	Y	REG03122014.04	to table discussion on the rain gutters throughout the village.
Lights	03/12/14	Y	REG03122014.05	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.
Proposals	03/12/14	Y	REG03122014.06	to table these proposals until next month after obtaining sufficient and adequate information on all proposals.
landscaping	03/12/14	Y	REG03122014.07	to accept the proposal for landscaping recommendations.
Maintenance	03/12/14	Y	REG03122014.08	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.
Motions	03/12/14	Y	REG03122014.10	for the rescission of motions EX 03122014.07 and EX 03122014.08.
Tagline	03/12/14	Y	REG03122014.11	to instruct the staff to stop using the Rosie the Riveter/ National Historical Park Association tagline.
Sewers	04/09/14	Y	REG0409014.02	to add three emergency sewer motions to the agenda.
Sewers	04/09/14	Y	REG0409014.04	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.
Sewers	04/09/14	Y	REG0409014.05	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.)
Sewers	04/09/14	Y	REG0409014.06	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.
Motions	04/09/14	Y	REG0409014.07	for the rescission of MOTION EX SP 03262014.04.
Computers	04/09/14	Y	REG0409014.08	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.
Motions	04/09/14	Y	REG0404014.09	for the rescission of Parking Motions S-20, G=100, and E-25.

Towing	04/09/14	Y	REG0409014.10	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)
Fences	04/09/14	Y	REG0409014.11	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.
Office	04/09/14	Y	REG0409014.12	that henceforth, all documents prepared by the AVMHC office will bear the date of creation or revision.
Hall	04/09/14	Y	REG0409014.13	that refinishing of the floors in the hall be conducted during the regular work week, during regular hours.
Yards	04/09/14	Y	REG0409014.14	that the installation and/or use of artificial turf not be permitted at AVMHC.
Hall	04/09/14	Y	REG0409014.16	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).
Parking	04/09/14	Y	REG040914.17	To assign parking space 11.08 to unit 114.
Hall	05/14/14	Y	REG0514014.03	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.
Dues	05/14/14	Y	REG0514014.04	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.
Hall	05/14/14	Y	REG0514014.04	to table discussion of the Free Use of Hall application.

Water	05/14/14	Y	REG0514014.05	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.
Handbook	05/14/14	Y	REG0514014.08	to approve the addition of the Parking page and the Hall usage page to the Member Handbook.
Administration	05/14/14	Y	REG0514014.09	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.
Agenda	05/28/14	Y	MOTION 05282014.01	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.
Agenda	05/28/14	Y	MOTION 05282014.02	to waive the "reading of the Notice of Hearing and Proof of Mailing".
Administration	06/11/14	Y	RE06112014.03	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.
Maintenance	06/11/14	Y	RE06112014.04	that the Corporation take care of the grinding of roots at 291 Curry.
Administration	06/11/14	Y	RE06112014.05	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
Administration	06/11/14	Y	RE06112014.06	to accept the "Member Temporary Relocation Policy"
Finances	06/11/14	Y	RE06112014.07	to transfer \$21,001 from Reserve to Operating to cover wages for installation of windows.

Administration	06/11/14	Y	RE06112014.09	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 reality 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.
Permits	06/11/14	Y	RE06112014.10	to continue to approve fences under the existing 1967 Conditional Use Permit with dog eared, 6 foot fences - red stained or natural
Administration	07/09/14	Y	RE07092014.04	that AV awards the bid for the 2014 Sewer Project to Terra Nova.
Administration	07/09/14	Y	RE07092014.05	to pre-approve \$100 for each Certificate of Compliance application for the 2014 Sewer Project
Administration	07/09/14	Y	RE07092014.06	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.
Administration	07/09/14	Y	RE07092014.07	to pre-approve necessary relocations of key connections and/or lamp holes under sheds ot to exceed \$750 each for the 2014 Sewer Project
Insurance	07/09/14	Y	RE07092014.08	to approve the policy from Bay Risk in the amount of \$114,766.00 for 2014
Trees	07/09/14	Y	RE07092014.09	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.
Administration	07/09/14	Y	RE07092014.15	to permit the General Manager to apply online for MCE Energy Saving Grants
Hall	08/13/14	Y	RE08162014.04	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
Finances	08/13/14	Y	RE08162014.05	to transfer all funds that we have in Union Bank to United Labor immediately and to set up "sweeps" and implement them.
Bylaws	08/13/14	Y	RE08132014.06	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
Maintenance	08/13/14	Y	RE08132014.08	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.

Maintenance	08/13/14	Y	RE08132014.09	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.
Maintenance	08/13/14	Y	RE08132014.10	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.
Maintenance	08/13/14	Y	RE08132014.11	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).
Hall	08/13/14	Y	RE08132014.13	to rescind motion REG02122014.05 to purchase \$300 accordion doors for the Hall library.
Hall	08/13/14	Y	RE08162014.14	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.
Finances	08/13/14	Y	RE08132014.15	to subtract \$300 from the Hall Fund and add to the General Fund to pay for utilities
Membership	08/13/14	Y	RE08132014.16	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
Policy	09/10/14	Y	RE09102014.03	that after three (3) lawn letters in any calendar year, the fines schedule is applied to each succeeding letter
Policy	09/10/14	Y	RE09102014.05	that going forward we will order double-hung windows for all new window replacements (average of \$154.56 more per unit)
Policy	09/10/14	Y	RE09102014.07	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

Sewers	09/10/14	Y	RE09102014.10	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
Policy	09/10/14	Y	RE09102014.11	to table agenda item "Accept attorney's revision to the 'residency policy'
Policy	09/10/14	Y	RE09102014.12	that all new members with two or fewer occupants will be required to use the 20 gallon brown bins
Policy	09/10/14	Y	RE09102014.13	to table agenda item "Approve Policy for Entering Residences
Policy	10/8/2014			
	10/8/2014		RE10082014.03	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
Sewers			RE10082014.05	open trench and rerouted).
Maintenance	10/8/2014		RE10082014.06	to accept the bid from Universal Painting in the amount of \$13,300
Maintenance	10/8/2014		RE10082014.07	to identify up to 16 additional buildings to be painted
	10/8/2014			to reconsider the prior motion (Motion RE10082014.06) to accept the bid
Maintenance			RE10082014.08	from Universal Painting in the amount of \$13,300
	10/8/2014			
Administration			RE10082014.10	to send letter to Page & Turnbull to request that they correct the misrepresentation noted throughout the report regarding electrical wiring
	10/8/2014			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
Maintenance			RE10082014.11	preserve our plumbing
	10/8/2014			to give the General Manager the authority to purchase, if deemed appropriate and cost effective, the high efficiency toilets, in order to take
Maintenance			RE10082014.13	advantage of EBMUD's extension of rebates for these toilets
	10/8/2014			to allow Julie Frazier to conduct Yoga classes in the hall to AV members
Hall			RE10082014.14	free of charge
	11/12/2014			to accept the revised bid from Award Painting Company in the amount of
Painting			RE11122014.03	\$23,650.
Budget	11/12/2014		RE11122014.04	to adopt the 2014-2015 Budget as presented.
	11/12/2014			to set a meeting with Helsing Reserve Study experts to go over what
			RE11122014.05	should be included (or not) in the reserve study.

Reserves	12/10/2014	RE12102014.05	to solicit three bids in the month of December to prune the trees surrounding the parking lot of the shop.
Permits	2/11/2015	RE02112015.05	to accept the proposed language, submitted by Karen Wargo in her memo dated 2/6/2015, to the permit applications.
Policy	2/11/2015	RE02112015.07	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 Boad will respond."
Sewer Laterals	2/11/2015	RE02112015.08	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.
Trees	2/11/2015	RE02112015.09	to try to obtain two other bids for the tree work.
Drought	2/11/2015	RE02112015.10	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.
Personnel	3/17/2015	RE03172015.06	to hire Leap Solutions to find a new General Manager.
Hall	3/17/2015	RE03172015.07	to accept the request of Julie Frazier to hold yoga classs in hall during the day at no cost.
Hall	3/17/2015	RE03172015.08	to allow Richmond CERT (Community Emergency Response Training) trainings in the auditorium.
Policy	3/17/2015	RE03172015.09	to ban all Neonicotinoid pesticides by the Corporation.
Car Share	3/17/2015	RE03172015.11	to accept the City of Richmond's offer of a car share program.
Seismic Project	3/17/2015	RE03172015.12	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.
Solar	4/8/2015	RE04082015.04	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.
Car Share	4/8/2015	RE04082015.07	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.
Nominating Meetin	4/8/2015	RE04082015.08	to approve the Nomination Meeting Agenda for 4/22/2015 - with correction to be made to the date of the Election meeting.
Personnel	4/8/2015	RE04082015.09	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
Hall	4/8/2015	RE04082015.10	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.

	5/13/2015		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 Laterals		RE05132015.03	Sewer Lateral work
Legal	5/13/2015	RE05132015.07	to hire a surveyor to look over the legal descriptions on the original and on the amended deeds.
Solar	5/13/2015	RE05132015.08	to allow Grid Alternatives use of the Hall and to mail letters eligible for free Sloar Installations
Maintenance	5/13/2015	RE05132015.10	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
Board	5/13/2015	RE05132015.11	to contract Bay Area Community Land Trust to do an assessment of AV and the Board with a maximum cost of \$600
Seismic Project	5/13/2015	RE05132015.15	to put the job of retrofitting the 17 buildings already inspected and designed out for bid in order to contract out the work.
	5/13/2015		
Seismic Project		RE05132015.16	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
	5/27/2015		to allow the AV Neighborhood CERT Team, Social Club, Neighborhood Council, Crime Watch, and Shareholders Forum use of the Hall for the
Hall		5272015.08	next year.
Committee	6/10/2015	RE06102015.02	to form committees in front of the members
Committee	6/10/2015	RE06102015.03	to consult with the attorney to see if there is a conflict to have employees on committees
Committee	6/10/2015	RE06102015.04	to accept the committees
	6/10/2015		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"
Solar		RE06102015.06	
Trees	6/10/2015	RE06102015.08	to inform member and to contract to remove the Eucalyptus tree behind Unit 515. The tree is directly atop the sewer lateral
Legal	6/10/2015	RE06102015.09	to allow the President to sign the Quit Claim Deed (Parcel numbers: 538-012-003 and 538-012-004)
Audit	6/10/2015	RE06102015.10	to approve the Levy, Erlanger Independent Auditor's Report
Committee	7/8/2015	RE07082015.03	to approve committee changes
Hall	7/8/2015	RE07082015.05	to allow John Monks use of the Hall for National Night Out

Finances	7/8/2015	RE07082015.06	to award the bid to Bay Hawk Inc. for the 2015 Sewer Project
	7/8/2015		to pre-approve payment to contractor during the 2015 Sewer Project for any unexpected concrete-embedded lines under landscaped areas at
Sewers		RE07082015.07	\$104 per linear foot.
	7/8/2015		
			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
Sewers		RE07082015.08	demolition and replacement during the 2015 Sewer Project
	7/8/2015		
			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.
Sewers		RE07082015.09	that a committee of three appointed by the Chair, consider the question of Shelia Conn and to recommend an appropriate motion at next moth's
	7/8/2015		meeting.
Board		RE07082015.10	to accept bid from American Asphalt in the amount of \$45,095.00 for
	7/8/2015		reconstruction for parking bays 32, 65 and 72
Maintenance		RE07082015.12	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.
	7/8/2015		in the Hall
Meeting		RE07082015.14	to purchase wireless microphones for the board for a cost of around
	7/8/2015		\$1000 from the Hall account
Hall		RE07082015.15	to postpone indefinitely the discussion on raising the monthly association
	7/8/2015		fees due to the EBMUD increase
Fees		RE07082015.17	that the board is authorized to call David Shapiro when we need him at
	7/8/2015		\$75 per hour
Board		RE07082015.20	to research hiring outside contractors to redo in wall plumbing when a
	7/8/2015		member remodels kitchen, to eliminate need to remove newer caninets
Maintenance		RE07082015.22	when the "plumbing project" starts
	8/12/2015		to waive notice and add item "Choose winning bid for Earthquake
Board		RE08122015.01	retrofit" to tonight's agenda
	8/12/2015		
			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
Board		RE08122015.04	attorney Allen - and to make a decision by Friday
	8/12/2015		to hire Quake-Smart Construction/Serafim Reis to do the Earthquake
Maintenance		RE08122015.05	Retrofit work
Meeting		RE08122015.06	to postpone "Spanish Meeting"
	8/12/2015		

	8/12/2015		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
Hall		RE08122015.09	
	8/12/2015		
Hall		RE08122015.10	to increase the expenditure for new microphones from \$1000 to \$2000
	8/12/2015		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.
Hall		RE08122015.11	
	8/12/2015		to postpone making the motion to hire a full time Tech 1 w/carpentry and plumbing skills to September's meeting
Personnel		RE08122015.12	
	9/9/2015		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
Sewers		RE09092015.04	
	9/9/2015		
Policy		RE09092015.05	to accept the Confidentiality Agreements with Davis Sterling Addendum
	9/9/2015		
Maintenance		RE09092015.10	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.
Policy	10/14/2015	RE10142015.04	to adopt the Code of Conduct
Reserves	10/14/2015	RE10142015.05	to hire Helsing Group to do the Reserve Study
	10/14/2015		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
Maintenance		RE10142015.06	
Sewers	10/14/2015	RE10142015.07	to add on the final 24 sewer laterals to finish the job this year
	10/14/2015		to amend motion YE-34 to allow the General Manager to sign checks if two of the three signers are not available
Finances		RE10142015.08	
	10/14/2015		to approve emergency mold remediation and repair for Unit 726 up to \$17,000 AND installation of kitchen in the unit at 30 W. MacDonald for up to \$16,000
Maintenance		RE10142015.09	
	11/11/2015		
Sewers		RE11112015.04	to approve and pay Bay Hawk's \$11,825 change order for block 4

	11/11/2015		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.
Sewers		RE11112015.05	
Budget	11/11/2015	RE11112015.06	to approve the 2016 Budget
	11/11/2015		to include the "letter to the membership" in newsletter. Re: John Pool lawsuit
Administration		RE11112015.07	
	11/11/2015		
Hall		RE11112015.08	to allow BACLT use of the Hall to have a meeting here on 2/6/2016
	12/9/2015		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."
Maintenance		RE12092015.04	
	12/9/2015		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.
Maintenance		RE12092015.05	
	12/9/2015		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
Trees		RE12092015.06	
	12/9/2015		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
Bylaws		RE12092015.09	

	12/9/2015		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 creatig a member questionnaire.
Hall		RE12092015.10	
	12/9/2015		that the various AV committees using the Hall have a joint meeting to voice needs for prioritizing space/money issues with the Hall
Hall		RE12092015.11	
	12/9/2015		that Atchison Village offer individual delivery of the agenda and newsletter by email to members who request it
Administration		RE12092015.13	
	12/9/2015		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
Finances		RE12092015.14	
	1/13/2016		that Serafim Reis continue the seismic/under-building inspections and retrofit for the 2016 budgeted amount of \$100,000
Maintenance		RE01162016.04	
	1/13/2016		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.
Trees		RE01162016.05	
Board	1/13/2016	RE01162016.06	to approve group "Neighbors for a Better Village" and to approve their use of
	2/10/2016		to remove the tree in front of 245 West Chanslor Avenue at the quoted cost of \$2000 within the next 60 days.
Trees		RE02102016.05	
	2/10/2016		to hire Ann Rankin to assist Atchsion Village in rewriting the legal portions of the bylaws
Bylaws		RE02102016.07	
	3/9/2016		to reconsider motion to cut down eucalyptus tree at unit 546 because of improper notification on agenda
Trees		RE03092016.02	
Trees	3/9/2016	RE03092016.03	to have arborist meet with residents and with board members
	3/9/2016		to rescind MOTION RE02102016.05 <i>to remove the tree in front of 245 West Chanslor Avenue at the quoted cost of \$2000 within the next 60 days.</i>
Trees		RE03092016.04	

3/9/2016

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.

Property Taxes		RE03092016.05	
Budget	3/9/2016	RE03092016.06	to approve the ProForma Budget and mail to members
	3/9/2016		that we get consultation and estimates for triage work to make parking lots safe until such time they can be properly reconstructed and resurfaced
Parking		RE03092016.07	
	3/9/2016		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
Parking		RE03092016.08	

	3/9/2016		
Hall		RE03092016.09	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
	3/9/2016		
Painting		RE03092016.10	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
	4/13/2016		
Finances		RE04132016.03	to allocate funds up to \$600 to install mosaic stepping stone path with mosaic stones created by members - and needed for landscaping
Meeting	4/13/2016	RE04132016.04	to approve the Notice of Annual Meeting for Nominations
	4/13/2016		
Finances		RE04132016.05	to approve the AVMHC Financial Statements and Independent Auditor's Report years ended Decembers 31, 2015 and 2014
	4/13/2016		
			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
Common Space		RE04132016.06	
	4/13/2016		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
Parking		RE04132016.07	Section 1 at a cost not to exceed \$6000
	5/11/2016		that we add to the contract with Precision Concrete Cutting, the evaluation and remediation of trip-and-fall hazards in walkways within
Maintenance		RE05112016.02	Section 2, cost to not exceed \$7000
	5/25/2016		
Hall		RE05252016.04	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.

	6/8/2016		
Committee		RE06082016.03	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.
Membership	6/8/2016		that lawn-mowing contact information be collected and be provided to
		RE06082016.04	Members and be sent out with the lawn letters.
	7/13/2016		
Committee		RE07132015.02	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
	7/13/2016		
Bylaws		RE07132016.05	that a meeting be set with intersted 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.
	8/10/2016		
Bylaws		RE08102016.03	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.
	8/10/2016		
Finances		RE08102016.04	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.
	8/10/2016		
Hall		RE08102016.05	to allow Crime Watch use of the Hall for National Night Out on August 2, 2016.
	8/10/2016		
Painting		RE08102016.06	to Review and Accept Bid: to paint trim and exposed area around electrical service connections of selected buildings including power washing specifications.
Finances	8/10/2016	RE08102016.07	to budget \$600 for Community Day expenses.

	8/10/2016		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.
Administration		RE08102016.08	
	8/10/2016		to pay up to \$4,000 to replace Hall kitchen counters, the sink and the faucet.
Finances		RE08102016.10	
	8/22/2016		to accept the Atchison Village Employees' Association (AVEA) contract as revised.
Administration		RE08222016.02	
Administration	9/14/2016	RE09142016.06	approve the Search Committee Charter.
	9/14/2016		
			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.
Permits		RE09142016.07	
	9/14/2016		
			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.
Finances		RE09142016.08	
	9/14/2016		
			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.
Finances		RE09142016.10	
	9/14/2016		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.
Administration		RE09142016.11	
Administration	9/14/2016	RE09142016.12	to donate the Kardex File Cabinet to the National Park Service

	9/14/2016		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.
Hall		RE09142016.13	
Permits	10/12/2016	RE10122016.04	Approve the Charter for the Planning and Permit Committee.
	10/12/2016		
			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.
Policy	10/12/2016	RE10122016.05	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).
Finances	10/12/2016	RE10122016.08	
Legal	10/12/2016	RE10122016.09	Approve the revised Solar Panel Roof Waiver and Indemnity Agreement that allows AV members to qualify for State energy grants.
Maintenance	11/9/2016	RE10122016.10	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.
Hall	11/9/2016	RE11092016.03	Health & Environment Funders Network be allowed use of the Hall.
Board	11/9/2016	RE11092016.04	Add Marcie Zellner to the Labor Committee
Fees	11/9/2016	RE11092016.05	Adopt a \$3.50 fee increase per unit (approximately 1%) beginning January 1, 2017.
	11/9/2016		
Board		RE11092016.06	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.

	11/9/2016		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
Policy		RE11092016.07	foundation, air vents and siding.
	12/14/2016		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.
Fees		RE12142016.04	
Finances	12/14/2016	RE12142016.05	approve 2017 Pro Forma Budget completed by Levy Erlinger.
	12/14/2016		to approve contract with Paychex to provide pre-tax retirement
Personnel		RE12142016.06	program for employees.
	12/14/2016		to raise the monthly AV Credit Union office space rent 10% - to \$825
Finances		RE12142016.07	effective February 2017.
	12/14/2016		
			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
Administration		RE12142016.08	management and the status of the search for a community manager.
	1/11/2017		add onto the contract with Julian Tree Care Company funds from the tree budget to safety prune and remove the trees recommended by the
Trees		RE01112017.03	Tree Committee.
	1/11/2017		
			have Common Interest Development prepare and contract for our
Administration		RE01112017.04	review and to continue interviewing other management companies.
	1/11/2017		
			to accept policy guidelines for "probable cause" testing of employees
Personnel		RE01112017.05	suspected of being under the influence of drugs and/or alcohol.
	1/11/2017		
			to allow the use of the Hall for a posture class to be offered by
Hall		RE01112017.06	Member, Amy Aldrich, which will be free and open to all Members.
	1/11/2017		
			to allow the use of the Hall to hold a Community Meeting by the Bylaws
Hall		RE01112017.07	Committee on February 4 th at 10:00 a.m. to discuss the final
			recommendations of the attorney and the Member questionnaire.

Bylaws	2/8/2017	RE02082017.04	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."
Hall	2/8/2017	RE02082017.05	to allow the Baylaws Committee use of the Hall on March 1, 2017
Collins	2/8/2017	RE02082017.06	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
Trees	2/8/2017	RE02082017.07	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
Parking Lots	3/8/2017	RE03082017.03	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
Trees	3/8/2017	RE03082017.04	to transfer \$10,000 from the contingency fund to the Tree Fund to pay for trees damaged and removed as a result of storms
Finances	3/8/2017	RE03082017.05	to transfer \$10,000 from the contingency fund to pay the insurance deductible and temporary housing for residents in unit 101.
Nominating Meetin	4/12/2017	4122017.04	the board approved the Nominating Agenda as amended to exclude Board Member's names
Finances	4/12/2017	4122017.05	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
Labor	4/12/2017	4122017.07	the board approved to proceed with the Labor Committee's recommended candidate and to begin offer negotiations
Finances	5/11/2017	5112017.03	the board review the Draft Audit report submitted by Levy, Erlanger & Company on 4/25/17
	5/11/2017	5112017.05	to allow the use of the Hall for a group titled "All of Us"

	5/11/2017		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
Maintenance		5112017.06	
	5/11/2017		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.
Solar		5112017.07	
	5/11/2017		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
Maintenance		5112017.08	and was impressed with the thoroughness
	5/11/2017		Board reviewed a bid from Barrera & Co. from 4/6/17 to prepare level 1 reserve study for \$2,520.
Reserve Study		5112017.09	
Labor	7/12/2017	7122017.04	to approve hiring a new Maintenance Tech I or II
	7/12/2017		
Committee		7122017.05	motion to create a communication committee to be further developed.
Finance	8/9/2017	8092017.02	to accept the Engagement Letter (CPA Engagement Letter)
	8/9/2017		to transfer funds from the sewer lateral account to the Union bank
Finance		8092017.03	reserve account
	9/13/2017		No motions were made at this meeting
	10/11/2017		to accept the bid provided by Vortex for the amount of \$7539.35 for parking lot 11 gate repairs
Maintenance		10112017.03	
Finance	10/11/2017	10112017.04	to move \$100,000 from the two business accounts into CD's
	10/11/2017		to rescind the motion restricting members from pre-paying dues
policy		10112017.05	adopted in 1995
	10/11/2017		to have the Board hire Benjamin Petty and Garland Petty at the rate of \$25
Labor		10112017.07	
Maintenance	11/8/2017	11082017.04	to approved Bay Hawk concrete repair proposal of \$3,960.00

	11/8/2017	11082017.05	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.
Maintenance			
Labor	11/8/2017	11082017.07	to hire Alicia Becerra for the available position
	12/13/2017		The Board approved the Engagement Letter For BHLF LLP dated December 7, 2017 to perform the 2018 audit on the books from 2017
Finance		12132017.02	for \$5,500.00.
	12/13/2017		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
Trees		12132017.03	will be billed to individual members.
	12/13/2017		The Board approved a motion to begin advertising for a general
Labor		12132017.04	manager.
Board	1/10/2018	1102018.01	to appoint E. Cobey to vice president.
	1/10/2018		to hire paycheck to provide HR Services for additional \$640.00 a month.
Labor		1102018.03	R. Cook seconded and motion passed unanimously.
	1/10/2018		to document rehab projects (before and after) to evidence
Rehabs		1102018.04	responsibility for the cost of repairs
	2/14/2018		to approve the reservation of the Hall for the GRID Solarthon, GRID
Hall		2142018.02	providing insurance for Hall coverage
	2/14/2018		
Earthquake Retrofi		2142018.03	to add \$12,000 to the Earthquake Retrofit fund from the Hall Fund
	2/14/2018		approve proposal from American Asphalt dated February 8, 2018, for
Maintenance		2142018.04	\$122,555 to pave the maintenance lot, lots 34 and 53
	2/14/2018		
Finance		2142018.05	to approve applying for a Chase Credit Card with a \$15,000 limit
	3/14/2018		to approve an Emergency Policy and Procedure for calls to
policy		3142018.02	management after-hours
	3/14/2018		
			to send the revisions to attorney Hahn, Motion to include a cap on cost
Bylaws		3142018.03	to \$6000, and exceeding \$6000 requires Board Approval.
	4/11/2018		to authorize the purchase of a new stove for the hall in the amount of
Hall		4112018.01	\$600.00 using funds from the hall fund.
	5/9/2018		Motion to approved quote to increase crime insurace to \$1,500,000
Insurance		5092018.01	per civil code recommendation-\$1,512.00

	6/13/2018		No motions were made at this meeting
Insurance	8/8/2018	2018.08.08-03RE	to add an Insurance Committee
Auction	9/12/2018	2018.09.12-01RE	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
Administration		2018.09.12-04RE	made available to the Board members upon request.
Maintenance		2018.09.12-05RE	to accept the contract from East Bay Energy Watch to retrofit lights in the Community Building
Auction		2018.09.12-07RE	to raise the minimum bid (for auction units) to cover costs, including rehab and legal fees
Hall		2018.09.12-09RE	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
Maintenance		2018.09.12-010RE	all replacements.