

**EMERALD HILLS HOMEOWNERS ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING**

July 10, 2008

Fire Station #19, 4091 Jefferson Avenue, Emerald Hills, CA

7:35 pm

The following are the minutes of a meeting of the Board of Directors (the "**Board**") of Emerald Hills Homeowners Association, Inc., a California corporation (the "**Association**" or the "**EHHA**"). The meeting was held on the date and at the time referenced above. Attending the meeting were Directors Michael Mangini (Chair), Adriana Botto, Tim Farrar, Frank Fraone, Carla Rayacich, and Marline Underwood. Directors Tom Brouchoud, Joe Foraker, and Mike Sherman were absent. Also present from the community was resident Nancy Mangini. Director Botto acted as Secretary and kept the minutes of the meeting.

A quorum being present, the meeting was called to order.

The Agenda was read, and after brief discussion, approved.

1. Visitor Forum (Comments) / Member Input. None

2. Announcements. None

3. Correspondence.

Director Mangini informed the Board that the Association had received correspondence from San Mateo County regarding notice of a "Public Hearing for the 2008-09 Sewer Service Charges Report for Emerald Lake Height and Oak Knoll Sewer Maintenance Districts" to be held on July 22, 2008 at 9:30 am in the Board of Supervisors Chambers (400 County Center, Redwood City, California). After discussion it was agreed that the Notice be placed on the home page of the Association website.

Additional correspondence included items from Members concerning the day of the Board meetings (Wednesdays), the tree giveaway program (as it relates fire hazard in our area), and the mode of delivery of the Association newsletter (email vs. U.S. mail). The Board discussed each item.

Director Botto informed the Board that Director Sherman had received an unsolicited proposal for residential trash can cleaning service from VIP Bin Cleaning USA. After discussion,

MOTION: Director Botto moved to reject the proposal from VIP Bin Cleaning USA.

SECOND: Director Rayacich seconded.

A brief discussion followed.

Motion approved.

4. Approval of Past Meeting Minutes.

Director Botto presented meeting minutes from the Association's June 11, 2008 Board meeting for approval.

MOTION: Director Farrar moved to approve the June 11, 2008 Board meeting minutes as presented.

SECOND: Director Fraone seconded.

A brief discussion followed.

Motion approved.

5. Treasurer's Report.

Next Director Farrar provided a verbal report to the Board. He indicated that the Association had received an additional 14 donations totaling \$525 in aggregate, bringing the Association's current bank account balance to \$5,946. The Board asked several questions including how the donations received to date compared with those received last year. A discussion regarding the Association's finances and the FY '08 budget followed.

MOTION: Director Rayacich moved to accept the Treasurer's Report as presented.

SECOND: Director Underwood seconded.

A brief discussion followed.

Motion approved.

6. Community Event Report.

Next Director Underwood provided the Board with an in depth report on the status of the Association sponsored community event. The Board had several questions, and an extensive discussion regarding the date, the venue, the cost, the sponsors, the logistics, and the planned activities, among other things, ensued.

7. Website. *(Tabled)*

8. Edgewood/Cordilleras ("No Left Turn")-Survey Results.

Director Mangini reported that the Association received 61 responses to the "No Left Turn" survey in the Association's May 2008 newsletter: 55 in favor of lifting the restriction, 4 in favor of keeping the restriction unchanged, and 2 having no opinion. Director Botto reported on behalf of Director Sherman that there were 16 web respondents, all of which favored lifting the restriction. As promised in the May 2008 newsletter, Director Mangini agreed to provide the aggregate results to Prime Sterling on behalf of the Association, and to provide Members with any future updates on the matter.

9. Draft Mission Statement. *(Tabled)*

10. Newsletter Report.

The Board then had a comprehensive discussion regarding the publication of the next Association newsletter, including but not limited to, its content and layout, and the timing of the mailing in conjunction with the community event. After discussion,

MOTION: Director Farrar moved to approve the expenditures related to the newsletter and community event in line with the previously approved budget.

SECOND: Director Rayacich seconded.

A discussion followed.

Motion approved.

A lengthy discussion followed and the Board agreed that Director Botto would circulate a timeline and a list of action items related to the community event and the newsletter to the Board.

11. Appointment of Committees and Chairpersons. (Tabled)

12. For the Good of the Order. None

13. Adjourn. 9:30 pm

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Adriana Botto
Secretary