

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

August 13, 2008
Fire Station #19, 4091 Jefferson Avenue, Emerald Hills, CA
7:32 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, Tom Brouchoud, Tim Farrar, Joe Foraker, Carla Rayacich (who joined the meeting at 7:55 pm and left at 10:00 pm), Mike Sherman, and Marline Underwood (who joined the meeting at 7:40 pm). Director Frank Fraone was absent. In addition, present from the community were residents Nancy Mangini, Amir Raubvogel, and Bill Korbholz of Edgewood Natural Preserve. 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.

Bill Korbholz, President of Edgewood Natural Preserve ("**Edgewood**"), spoke to the Board about what Edgewood means to the community, about the preserve's highlights, and about the "Friends of Edgewood Natural Preserve" (soon to be celebrating its 15th anniversary). The Board asked several questions about Edgewood and discussed ways in which Edgewood and the Association could strengthen their relationship with one another, including the possibility of having an article about Edgewood in the Association newsletter and creating links to each other's websites. The Board also agreed that Edgewood should set up a table at the September 13 community picnic to provide information to the community about the park and preserve.

Amir Raubvogel then showed the Board a video of the drainage problems he experiences on his property during winter storms due to storm water runoff. He discussed the lack of assistance provided by Public Works and asked the Board if they had any suggestions. A discussion followed.

2. Announcements. None

3. Correspondence. None

4. Approval of Past Meeting Minutes.

Director Botto presented meeting minutes from the Association's July 10, 2008 Board meeting for approval.

MOTION: Director Brouchoud moved to approve the July 10, 2008 Board meeting minutes as presented.

SECOND: Director Rayacich 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 \$400 in donations (from ten donors) the preceding month. The Board asked several questions including what the current bank account balance was. Director Farrar explained that there was \$4,800 (net) in the bank account, including the expenses for the newsletter, and excluding the proposed expenses for the community event and the funds to be received from the Emerald Market (to cover the costs associated with the August newsletter). A discussion regarding the Association's finances and the budget for the remainder of FY '08 followed.

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

SECOND: Director Foraker seconded.

A brief discussion followed.

Motion approved.

6. Community Event Report.

Next Director Underwood provided the Board with a detailed report on the status of the Association sponsored community event, including the progress made by the ad hoc volunteer picnic committee, which had met earlier in the day. The Board asked several questions and an in depth discussion regarding the budget, the logistics, the planned activities, and the use of volunteers, ensued. Director Underwood agreed to circulate an action item list to the Board.

7. Mission Statement.

Next Director Mangini reviewed with the Board the draft mission statement as approved at the June 11, 2008 meeting, and as printed in the August newsletter. After discussion,

MOTION: Director Rayacich moved to adopt the following updated mission statement:

"The mission of the Emerald Hills Homeowners Association is to develop a sense of community by sponsoring events of common interest and providing a collective voice for communication among Emerald Hills residents with government and other organizations."

SECOND: Director Underwood seconded.

A discussion followed and the Board agreed that the new mission statement be placed prominently on the home page of the EHHA website, and that future newsletters reference the new mission statement.

Motion approved.

8. Website.

Director Sherman then led a discussion about the Association website including its content and purpose. He provided the Board with the site's analytics for the one-month period ended August 12, 2008, including the number of visits, bounce rates, visitor overview, and traffic sources overview. The Board discussed various ways to drive additional traffic to the site and ways to increase the site's sense of community, including the use of the Big Tent discussion forums. The Board agreed that directors could forward specific content suggestions or requests directly to Director Sherman for action. After additional discussion,

MOTION: Director Rayacich moved that the Association use Big Tent in conjunction with the Association's current website.

SECOND: Director Farrar seconded.

A discussion followed, and the Board agreed to highlight Big Tent in an article to appear in the November newsletter.

Motion approved.

9. Appointment of Committees and Chairpersons. (Tabled)

10. Annexation Discussion.

Director Sherman then led a brief discussion regarding the topic of annexation. In response to concerns of the possibility of annexation, the process was outlined and the negative financial consequences were discussed. No action was taken.

11. For the Good of the Order.

As the final order of business, the Board discussed expediting the planning and decision process for the remaining action items related to the community event. After discussion,

MOTION: Director Mangini moved to delegate authority to Events Chair, Marline Underwood, to make decisions with respect to the outstanding action items related to September 13 community event.

SECOND: Director Foraker seconded.

A discussion followed.

Motion approved.

12. Adjourn. 10:30 pm

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

Respectfully submitted,

Adriana Botto
Secretary