

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

September 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, Tom Brouchoud, Tim Farrar, Carla Rayacich (who joined the meeting at 9:00 pm), Mike Sherman, and Marline Underwood. Directors Joe Foraker and Frank Fraone were absent. In addition, present from the community were residents Jan Heinemann, Nancy Mangini, Margaret Marshall, Barbara, McGowan, Jan Molvar, John Raleigh, Mel and Elizabeth Springs, and by invitation from the Board, Peggy Jensen and Marshall Wilson, from San Mateo County. 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.

Director Mangini announced that a representative from the San Francisco Public Utility Commission (SFPUC) planned to attend the Board's October 8, 2008 meeting to discuss the Bay Division Pipeline Reliability Upgrade Project, which would pass through several areas of Emerald Hills when it goes to construction in 2010.

He also announced two upcoming events at the Emerald Lake Country Club: Comedy Night on September 13, 2008, and Oktoberfest on September 20, 2008, both of which are described in further detail on their website (<http://www.emeraldlakecountryclub.com/>).

3. Correspondence.

Director Mangini gave a brief description of the correspondence received during the month and indicated that it had been distributed as appropriate. He also noted that there was nothing requiring the Board's action.

4. Approval of Past Meeting Minutes.

Director Botto presented meeting minutes from the Association's August 13, 2008 Board meeting for approval.

MOTION: Director Underwood moved to approve the August 13, 2008 Board meeting minutes as presented.

SECOND: Director Sherman 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 \$715 in donations (from 17 donors) the preceding month and a total of \$1,540 (from 41 donors) in the last 3 months. A discussion regarding the Association's finances and the budget for the remainder of FY '08 followed.

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

SECOND: Director Underwood seconded.

A brief discussion followed.

Motion approved.

6. Guest Speakers (San Mateo County): Peggy Jensen and Marshall Wilson

Ms. Jensen thanked the Board for the invitation to speak. She outlined her background and her role in coordinating the County's community services programs, including the departments of Public Works, Planning and Building, Parks and Recreation, Housing, Public Safety Communications and Economic Development/Real Property Services. She discussed various ways that county was seeking to improve communication with the community, including email list serves, the county's website (www.co.sanmateo.ca.us), and the pilot program "Access San Mateo" (<https://clients.comcate.com/newrequest.php?id=89>). Mr. Wilson provided his background and shared information and brochures regarding several county programs including Housing Rehabilitation Loan Programs, Help at Home ("A guide to assist San Mateo County residents to remain at home"), the 2008 Community Information Handbook ("A Companion to the Community Information Program Database"; <http://cip.plsinfo.org/>), and the 2007-2008 San Mateo County "annual report." He also discussed the creation of focus groups designed to increase the county's web presence, among other things, and asked that those interested in participating email him at mwilson@co.sanmateo.ca.us. The Board and community were then given the opportunity to ask questions and provide feedback relating to the county to Ms. Jensen and Mr. Wilson.

Several questions were asked, and a lengthy discussion about various issues, including, but not limited to those below, followed:

- communications challenges faced by the County;
- the community's desire to have direct involvement in matters that will affect Emerald Hills residents, and the community's desire to be included as part of the planning stage discussions about those matters as a collaborative partner rather than as a consumer of decisions made on residents' behalf;

- customer service issues with respect to the consistent application of rules versus judgment decisions made by County staff and how those issues should be addressed or escalated; and
- the possibility of having a designated County representative or a community council.

7. Community Event Report.

Next Director Underwood provided the Board with a detailed report on the status of the remaining open items in connection with the Association sponsored community event. The Board asked several questions and an in depth discussion, including but not limited to, the budget, the detailed event logistics, the planned activities, the door prizes, and the use of volunteers, followed. The Board discussed various ways to thank the event volunteers and the community merchants and vendors who contributed to and supported the community event. After further discussion,

MOTION: Director Rayacich moved to approve an expenditure in an amount not to exceed \$400 to pay for polo shirts to be gifted to the volunteers to thank them for their contribution of time to the community event.

SECOND: Director Brouchoud seconded.

A brief discussion followed.

Motion approved.

MOTION: Director Mangini moved to approve an expenditure in the amount of \$150 to pay for a children's entertainer for the community event.

SECOND: Director Brouchoud seconded.

A brief discussion followed.

Motion approved.

8. For the Good of the Order. None.

9. Adjourn. 10:15 pm

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

Respectfully submitted,

Adriana Botto
Secretary