

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

January 14, 2009
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 (who left early), Tom Brouchoud, Tim Farrar, Joe Foraker, Mike Sherman, Carla Rayacich, and Marline Underwood. Director Frank Fraone was absent. In addition, present from the community were Nancy Mangini, Jan Molvar, and Harold Shaw.

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

The Agenda was read, one item was added, and after a brief discussion, approved. Director Botto was excused from the meeting due to illness. The Board asked Nancy Mangini to act as Secretary for the meeting and keep the minutes of the meeting.

1. Visitor Forum (Comments) / Member Input.

Ms. Mangini reported that Carole Groom had been appointed as the replacement for Jerry Hill, who had assumed his duties as Assemblyman in November.

Ms. Mangini also reported that a member of the Emerald Hills community expressed his support for the actions of the current Board of the EHHA, despite formerly being "skeptical." The community member cited the successful community picnic and the regular, highly informative newsletter, as community assets. As a result, the Member made a donation to the EHHA in excess of \$100 and received an Emerald Hills polo shirt.

2. Announcements.

Director Mangini reported that Chief Muela had confirmed the availability of community room at the firehouse on the 2nd Wednesday of each month through July 2009.

3. Correspondence.

Director Mangini reported that the Association had received surveys from each of Jeremy Dennis and Marshall Wilson of San Mateo County asking for the EHHA's opinion on San Mateo County's website and on the performance of the County's Communications Department. After discussion, the Board authorized Director Mangini to reply to both surveys.

4. Approval of Past Meeting Minutes.

The meeting minutes from the Association's November 12, 2008 Board meeting were presented for approval.

MOTION: Director Brouchoud moved to approve the November 12, 2008 Board meeting minutes as presented.

SECOND: Director Underwood seconded.

A brief discussion followed.

Motion approved.

5. Treasurer's Report.

Director Farrar reported that \$185 in donations had been received in November 2008 and \$80 received in December 2008. As of December 31, 2008 there was \$3414 left in EHHA checking account, compared to \$4800 in the account when the current Board assumed their positions, resulting in a net loss of \$1,315. He explained the reason for the deficit including a resource investment in the picnic signage; the cost of picnic supplies, remittance envelopes, and other miscellaneous supplies of approximately \$600 to \$800; and an uncollected pledge of \$1,000 from the Emerald Market to cover the printing and postage for the August 2008 newsletter. Director Mangini further reported that John Marinos is no longer employed at the Emerald Market, and that he was now working with Chris, one of the market's owners and the chef who prepared the barbeque fare at the picnic, regarding the uncollected pledge. Director Mangini noted that he would continue to pursue the collection, but thought that the probability of success seemed small given the market's current economic plight.

Director Farrar requested an inventory of supplies (with values) from Director Mangini.

Director Farrar indicated that he anticipated the expenditure for both of the hard-copy notice for upcoming Annual Meeting (to be sent via US mail), plus the printing and postage costs of next newsletter would be a minimum of \$1100, even with a reduced newsletter length. He also noted that the cost of the meeting room was still undetermined. Director Underwood agreed to contact the Elks Lodge to determine the cost for use of the meeting room.

Discussion took place about alternative revenue resources given the reduction in donations due to the current condition of the economy. The Board agreed that paid advertisement space in the EHHA's newsletter, actively sold to businesses and local realtors, was the most likely solution; combined with the personal outreach from Board members to neighbors about donating to the EHHA. A variety of strategies including advertising sales, pricing structures, and coupons were discussed. The Board agreed that a minimum of \$4,000 should be raised through this venue to continue the production of the newsletter as the primary communications vehicle with the community.

MOTION: Director Rayacich moved to approve the following motion:

"It shall be the policy of the EHHA to solicit revenue from newsletter advertisements to support the activities of the Association. The President of the Board shall appoint an Advertising Coordinator to oversee the process, and all Board members shall be empowered and encouraged to participate in the solicitation process."

SECOND: Director Foraker seconded.

Discussion followed.

Motion approved.

6. Neighborhood Watch Initiative.

Director Sherman then led a discussion about a new neighborhood watch initiative. The Board agreed to invite the Sheriff's office to place information on the logistics of forming a Neighborhood Watch group on the Association website and in the Association newsletter.

7. Big Tent Rollout.

Director Sherman indicated that he would roll out the new site in February and requested that five or six "discussion masters" be recruited to post regularly on topics of general community interest. The Board agreed to ask Director Botto to contact the Roy Cloud parents' organization for a "local school information" discussion master and Director Underwood agreed to contact someone at the Northstar Academy for the same purpose. The Board asked Nancy Mangini to report on the watershed and design review issues. The Board discussed several other possible issues and discussion topics. The Board also discussed the possibility of using the "Classified" section of the Big Tent site to generate additional advertising revenue, in addition to the possibility of generating advertising revenue from the newsletter.

8. Edgewood/Cordilleras "No Left Turn" Update.

Director Mangini reported that he had met with Diana Shoe from San Mateo County Public Works at the intersection site. Due to the road geometry, a dedicated left turn lane would be too costly. There remains a possibility for modified no left turn hours (i.e. during off-commute hours); however, a traffic study would need to be done because the bike lanes are so heavily used.

Director Mangini brought up the possibility of asking San Carlos to open up access to 280, which is currently closed, to relieve the traffic pressure on Edgewood Road. The Board agreed that the "no left turn" issue could be a possible community topic for Big Tent.

9. Annual Meeting.

The Board then discussed the March 2009 Annual Member Meeting. After discussion,

MOTION: Director Rayacich moved to set the date for the Annual Meeting through on-line communications as soon as Director Underwood gets information from the Elks Lodge about the availability and price of the meeting room.

SECOND: Director Underwood seconded.

A brief discussion followed.

Motion approved.

The Board discussed the five Board seats that would be up for election at the 2009 Annual Member Meeting and noted that two of the current Board members, Michael Mangini

and Tim Farrar, would be running for re-election. The Board then discussed having the Nominating Committee, consisting of Directors Botto, Fraone, and Rayacich (as those directors would not be standing for re-election); meet before the February Board meeting to decide on a process for recruiting and screening additional candidates.

At this point Harold (Buck) Shaw expressed interest in running for a seat on the Board, and Director Rayacich indicated that her husband might also run. The Board members agreed to poll neighbors about the possibility of running for election.

10. February/March Newsletter.

Discussion of this item was postponed pending resolution of advertising decisions and the confirmation of the 2009 Annual Member meeting date. The Board indicated that it anticipated that the February Board meeting would be dedicated to the planning of the 2009 Annual Meeting and the publication of the Association newsletter.

11. Watershed Ordinance / Design Review Update.

Next, the Board discussed the status of the watershed ordinance and the design review policy study. It was noted that the County had taken no action on either issue. However, the Planning and Building Department, had removed support for the design review policy study from its budget, and had added a line item dedicating 7% of the '09-'10 fiscal year budget to staff support of the passage of the Watershed Protection Ordinance (indicating Supervisor-driven non-support of the design review policy study, and their continued push for the Watershed Protection Ordinance).

12. For the Good of the Order. None

13. Adjourn. 9:45 pm

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

Respectfully submitted,

Nancy Mangini
Acting Secretary