

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

February 11, 2009
Fire Station #19, 4091 Jefferson Avenue, Emerald Hills, CA
7:37 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, Frank Fraone, Mike Sherman, and Marline Underwood. Director Carla Rayacich was absent. In addition, community members including residents Nancy Mangini, John Raleigh, and Carl Touhey, were present. 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.

Nancy Mangini reported on an article she had read in the *Almanac* about the state's fire-resistance regulations, known as Chapter 7A. A brief discussion followed and Director Fraone indicated that residents could contact the Woodside Fire Department or the California Department of Forestry if they had specific questions about fire risk and Emerald Hills.

2. Announcements. None

3. Correspondence.

Director Mangini reported receipt of \$40 in donations and the Association's bank statement.

4. Approval of Past Meeting Minutes.

Director Botto presented meeting minutes from the Association's January 14, 2009 Board meeting for approval. Director Farrar suggested one change. And after discussion,

MOTION: Director Farrar moved to approve the January 14, 2009 Board meeting minutes, as amended.

SECOND: Director Sherman seconded.

A brief discussion followed.

Motion approved.

5. Treasurer's Report.

Next Director Farrar presented the Association's Balance Sheet (as of December 31, 2008) and Profit & Loss Statement (January through December 2008), attached hereto as **Exhibit A**. He reported that donations for 2008 were double what they were for 2007, although the 2008 expenditures over those incurred during 2007 due to the regular publishing of the newsletter and the community event. The directors asked several questions and a discussion followed.

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

SECOND: Director Brouchoud seconded.

A brief discussion followed.

Motion approved.

6. Nominating Committee Report.

Director Botto then provided a brief report to the Board on the status of the search for candidates for the Board of Directors. As previously agreed, those who had expressed any interest in running for a seat on the Board were invited to attend tonight's meeting to answer a couple of questions, to meet the current Board of Directors, and to meet the other current candidates.

7. Board Candidate Interviews.

Next Director Botto asked each of the candidates, including Tim Farrar, Michael Mangini, John Raleigh, and Carl Touhey, the following questions:

1. Are you a homeowner in Emerald Hills currently occupying your home?
(This question was asked solely to ensure compliance with the Association Bylaw requirement.)
2. Why do you want to serve on the Board?
3. What do you hope to accomplish if elected?
4. What is your profession / background?
5. What specific skills would you bring to the organization?
6. Are you able to commit to attend monthly meetings (on the second Wednesday of each month) for the 2 year term, in addition to the time related to newsletter production, mailings, the community picnic, and/or other Association sponsored activities?

On behalf of the Board, she thanked all of the candidates for attending the meeting and asked each to provide a statement and picture for inclusion in the next Association newsletter. She also let the Board know that all other interested candidates should still be encouraged to contact the Board.

8. Annual Member Meeting.

Next Director Underwood provided a status update on the meeting venue and related costs. Carl Touhey indicated that he was a member of the PCC and that the Association might be able to use one of their meeting rooms. The Board discussed several options, including the PCC, and authorized Director Underwood to follow up and then proceed accordingly.

9. Big Tent.

Next Director Sherman discussed the launch of the Big Tent site and the possibility of pre-populating certain sections with community appropriate content. Discussion about timing and logistics followed.

10. Watershed Ordinance / Design Review Update.

Director Mangini had no formal update on either matter. It was noted, however, that Carole Groom had been appointed to the Board of Supervisors.

11. Edgewood / Cordilleras ("No Left Turn") Update.

Director Mangini reported that the County had indicated it would "study the issue."

12. March Newsletter.

Directors Mangini and Botto then led a comprehensive discussion regarding the publication of the next Association newsletter, including its content, the timing of its production in relation to the upcoming Annual Member meeting, the budget, the possibility of switching printing vendors, and the timing of the mailing to allow for due notice of the meeting. The Board discussed newsletter topics including the year in review, Treasurer's report, notice of the meeting, election of new directors, candidate statements, and Big Tent, among others. The Board also discussed possible presentations and presenters for the Annual Member meeting, including County speakers. A lengthy discussion followed and the Board agreed that Director Botto would circulate a timeline, a list of responsible persons and their newsletter action items, to the Board.

13. For the Good of the Order.

Director Botto noted that the California Secretary of State had outdated information with respect to the Association. After discussion, it was agreed that she would file an updated Statement of Information.

14. Adjourn. 9:30 pm

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

Respectfully submitted,

Adriana Botto
Secretary

Exhibit A

EHHA Profit & Loss	
January through December 2008	
	Jan - Dec 08
Income	
Donations Received	5,264.33
T-shirts	<u>220.00</u>
Total Income	<u>5,484.33</u>
Gross Profit	5,484.33
Expense	
Communications	
Bulk mail permit	180.00
Newsletter Postage	1,707.36
Newsletter Printing	<u>3,116.33</u>
Total Communications	5,003.69
Events and Projects	
Community picnic	1,034.21
Member Meetings	1,661.57
Picnic signs	328.02
T-shirts	<u>294.76</u>
Total Events and Projects	3,318.56
Operations	
Fees - Bank Charges	32.00
Fees - CC Processing	13.95
Office Supplies	<u>76.34</u>
Total Operations	<u>122.29</u>
Total Expense	<u>8,444.54</u>
Net Income	<u><u>-2,960.21</u></u>

EHHA Balance Sheet	
As of December 31, 2008	
	Dec 31, 08
ASSETS	
Current Assets	
Checking/Savings	
Checking	<u>3,294.76</u>
Total Checking/Savings	3,294.76
Other Current Assets	
Picnic signs	328.03
T-shirt inventory	<u>200.00</u>
Total Other Current Assets	<u>528.03</u>
Total Current Assets	<u>3,822.79</u>
TOTAL ASSETS	<u><u>3,822.79</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	7,955.38
Retained Earnings	1,172.38
Net Income	<u>2,960.21</u>
Total Equity	<u>3,822.79</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,822.79</u></u>