

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

November 11th, 2009
Fire Station #19, 4091 Jefferson Avenue, Emerald Hills, CA
7:45 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, Tim Farrar, Mike Sherman, Tom Brouchoud, and Carl Touhey. Directors Joe Foraker, Marline Underwood, Jay Roses and John Raleigh were absent. In addition, community member Nancy Mangini was present and kept the minutes of the meeting.

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

The Agenda was read and approved.

1. Visitor Forum (Comments) / Member Input.

None offered.

2. Announcements.

Director Mangini announced that Director John Raleigh had handled the correspondence about a neighborhood chicken complaint, finding out that although keeping poultry in Emerald Hills violated sections 6802 and 6594 of the San Mateo County Ordinance Code and Zoning Regulations, County staff enforced the law only when someone complained, which was apparently the case in this situation.

3. Correspondence.

Director Mangini reported receipt of a variety of notices from the County Building and Planning Department on requested building and tree removal permits in the area, which were held to be given to Director Raleigh for any required follow-up.

4. Approval of Past Meeting Minutes.

MOTION: Director Brouchoud moved to table approval of October 2009 Board minutes as Director Underwood was in possession of the notes from that meeting and was currently on travel.

SECOND: Director Farrar seconded.

Motion approved.

5. Treasurer's Report.

Director Farrar reported that the EHHA had received \$920 in donations from the October newsletter and that sufficient funds were currently available from advertisement revenues to make the newsletter self-sustaining. After all costs for the 2nd Annual EHHA Sponsored Community Picnic were paid, the balance in the Association checking account was \$4,100.

MOTION: Director Brouchoud moved to approve the Treasurer's report as submitted by Director Farrar.

SECOND: Director Touhey seconded.

Motion approved.

6. Community Event Discussion

Extended discussion took place about operation and outcome of the Community Picnic, during which suggestions were made to improve attendance, awareness, and revenue for the 3rd Annual EHHA-sponsored Community Picnic that included:

- Developing and advertising a high-end raffle featuring prizes like the fur coat donated by Director Underwood for the 2009 picnic
- Offering free picnic tickets for seniors
- Developing a better system of contact information through a dedicated picnic website entitled EHPicnic.com
- Confirming picnic date and arrangements well in advance to allow more preparation and advertising time in 2010

In addition, a discussion took place about the feasibility and value of holding a Candidate's Night on April to provide a forum for Emerald Hills residents to meet and hear from candidates for the County Supervisor position representing Emerald Hills to be elected in June 2010. Director Touhey volunteered to ask the Peninsula Covenant Church if a venue could be donated both for the EHHA Annual Meeting, scheduled for March 23, 2010 and for a Community Candidate Night sometime in April 2010.

7. Newsletter

Director Mangini announced that the next issue of the EH Review was scheduled to be published in January and that the USPS had passed a rule banning staples and requiring 2 wafer seals on a fold-over format to take advantage of bulk-mailing prices. The following articles were assigned to Board members for completion and submission to Adrianna Botto by early December:

- Treasurer's Report – Tim Farrar
- Website – Mike Sherman
- Emerald Lake Activities – Carl Touhey
- Profile on a Local Merchant – Nancy Mangini
- President's Report – Mike Mangini

8. Board Business

Annual Meeting

A nomination committee for open positions on the EHHA Board of Directors was formed consisting of Directors Mangini, Farrar, and Touhey – all of whom are not up for re-election.

Board Meetings

Director Mangini volunteered to re-book the Firehouse for monthly Board meetings in 2010.

December Meeting

As previously approved, the December Business Meeting of the EHHA Board will be cancelled, and a Holiday Pot-Luck held instead for Members and spouses at the home of Director Underwood on December 9, 2009 – details and food assignments to follow from Director Mangini via email.

9. For the Good of the Order

The next Business Meeting of the EHHA Board is scheduled for Wednesday, January 13th 2010 at 7:30 pm at the same location.

Adjourn. 8:30 pm

Respectfully submitted,

Nancy Mangini
Recording Secretary

