

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

February 10th, 2010
Fire Station #19, 4091 Jefferson Avenue, Emerald Hills, CA
7:50 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, Carl Touhey, John Raleigh, and Joe Foraker. Directors Ross and Underwood were absent. In addition, community members Adrianna Botto, Don Horsley and Nancy Mangini were also present. Nancy Mangini volunteered to keep the minutes of the meeting.

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

The Agenda was read and approved with the addition of a discussion of the Allied Waste Contract and current level of service at the end of the meeting.

1. Visitor Forum (Comments) / Member Input.

None offered.

2. Announcements.

- Director Touhey announced that all summer memberships for the Emerald Lakes Country Club had been sold out as of February 2nd, 2010 and that 8 households were on the waiting list.
- Director Raleigh announced that the San Mateo County Director of Building and Planning, Lisa Grote, had resigned her position with the County and taken a similar position with the City of San Mateo.
- Director Mangini announced that all four incumbent Board members had decided to run for re-election at the upcoming Annual meeting.

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 given to Director Touhey for on-site review and then to Director Raleigh for any required follow-up.

4. Approval of Meeting Minutes.

MOTION: Director Farrar moved to accept the minutes of the January 13, 2010 meeting as submitted by Community Member Nancy Mangini after the spelling of Director Brouchoud's was corrected.

SECOND: Director Sherman seconded.

Motion approved.

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

SECOND: Director Farrar seconded.

Motion approved.

5. Treasurer's Report.

Director Farrar reported that he had just received updated information on close to \$1000 in recent donations and would submit an updated Treasurer's report to the Board on-line prior to the next meeting.

6. Newsletter

Director Mangini explained the Board several options available from the printer to help the Board comply with new USPS mailing regulations.

MOTION: Director Raleigh moved to authorize an extra expenditure of \$359 per issue of the newsletter to purchase folding and wafer sealing services from the print vendor.

SECOND: Director Foraker seconded.

Discussion ensued during which Director Farrar noted this authorization must be subject to the newsletter continuing to be subsidized by sufficient advertisement revenues to support the expenditure.

Motion approved.

MOTION: Director Farrar moved to authorize an expenditure of \$449.53 to purchase a new shipment of green remittance envelopes to be sent out with each issue of the newsletter

SECOND: Director Raleigh seconded.

Discussion ensued during which Director Touhey recommended that an inquiry should be made from the envelope vendor about the best volume to order to get the best price break on the purchase.

Motion approved.

Newsletter Editor Adrianna Botto then announced that the next issue of the EH Review would be mailed out on April 15th and that all ads and articles needed to be submitted to her by March 10th, which was also the date of the next Board meeting. Article topics and authors were then assigned as follows:

- Cover article on Candidate's Night and results of Board Election at the Annual meeting – Michael Mangini
- Treasurer's Report – Tim Farrar
- County Government Update – Marshall Wilson
- New Advertisers – Carl Touhey

7. Community Event Discussion

Discussion took place about the format for the Candidate's Night community event scheduled for Sunday, April 25, 2010 at the Peninsula Covenant Church, with the Board recommending invitations be sent to all candidates for the District 3 Supervisorial race who file an intention to run by 2/15/10.

A committee consisting of Director Sherman and community member Nancy Mangini was formed to develop a list of position questions on issues of local interest to be submitted to the Board for review and approval at the March 10th meeting and subsequently sent to each candidate in advance of the event. It was further agreed that the format of the event would give each candidate an opportunity to present their positions on the listed issues, and that questions from audience members who were members of the Emerald Hills Community would be entertained at the end, as time permitted.

Discussion took place about the agenda for Annual Meeting scheduled for March 23rd, 2010 at the Peninsula Covenant Church. In addition to the President's State of the Association presentation and the Treasurer's Report, it was decided that someone from the County Building and Planning Department who could give a presentation on the new Green Building regulations would be invited to speak, after which candidates running for open Board seats would address the audience. Voting by meeting attendees would then take place and results of the election would be announced.

Director Raleigh volunteered to contact the Building and Planning Department about a speaker. Director Sherman agreed to send out two email notices to community members about the Annual Meeting and Director Mangini agreed to ensure that appropriate signage was printed and posted throughout the community during the month of March.

8. For the Good of the Order

The next Business Meeting of the EHHA Board is scheduled for Wednesday, March 10th, 2010 at 7:45 pm at the same location.

Adjourn. 9:20 pm

Respectfully submitted,

Nancy Mangini
Volunteer Recording Secretary

