

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

April 14, 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, Mike Sherman, Marline Underwood, Carl Touhey, John Raleigh, and Vicky Costantini. Directors Farrar, Roses, and Brouchoud were absent. In addition, community member Nancy Mangini was 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.

**1. Visitor Forum (Comments) / Member Input.**

None offered.

**2. Announcements.**

None offered.

**3. Correspondence.**

Director Mangini reported on receipt of an inquiry from resident Diane Felice about whether the County considered the unincorporated area near Upton Road to be part of Emerald Hills, noting the inquiry had been forwarded to the County liason, Marshall Wilson who responded that the matter was being investigated.

**4. Approval of Meeting Minutes.**

**MOTION:** Director Sherman moved to table consideration of approval of the minutes of the March meeting as Nancy Mangini had not been able to complete them prior to the meeting.

**SECOND:** Director Underwood seconded.

Motion approved.

**MOTION:** Director Sherman moved to table consideration approval of the Treasurer's report as Director Farrar was absent.

**SECOND:** Director Underwood seconded.

Motion approved.

## **5. Nomination and Election of Board Officers**

The following Board Members were nominated and elected by unanimous vote:

President – Michael Mangini

Vice President – Tom Brouchoud

Treasurer – Tim Farrar

Secretary – Vicky Costantini

## **6. Committee Membership**

Board Members accepted assignments to Committees as follows:

Public Works and Zoning – John Raleigh

Newsletter Advertising – Carl Touhey

Annual Picnic – Marline Underwood, Carl Touhey

Speaker Series – Mike Sherman

Internet / Web – Mike Sherman

Newsletter – Michael Mangini

## **7. Newsletter**

Director Mangini explained that the latest version of the newsletter and address labels would not be delivered to his home until tomorrow, April 15<sup>th</sup>, and would have to be labeled before 3 pm to make the mailing deadline. Without assistance, he noted that only the address labels could be affixed in the time – primarily by him. With assistance, the remittance envelopes might also be included in the mailing. Accordingly, Directors Raleigh, Touhey, Costantini, and Underwood gave him their personal contact numbers to call when the newsletters arrived so they could come to his home to help prepare the mailing.

## **8. 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 Community Center at 7:30 pm. Director Mangini outlined the tasks that needed to be accomplished for that event, which included:

- Marketing Campaign (newsletter, signage, press releases, email notifications, and word-of-mouth) – to be managed by Director Sherman and Nancy Mangini
- Site Arrangement – to be managed by Director Touhey
- Moderator and Program Preparation – to be managed by Director Mangini
- Candidate Responses - 4 of 5 will be participating
- Generation of:
  - ⇒ Resident list – Director Sherman
  - ⇒ Question slips – Nancy Mangini

- ⇒ Signs – Director Mangini
- Sign placement - Director Raleigh will pick up the wicket signs at Mangini's house on the evening of April 19 and place them in the following locations:
  - ⇒ All 3 Emerald Hills Rocks
  - ⇒ Canyon Gas Station grassy knoll
  - ⇒ Canyon Inn Fence
  - ⇒ Canyon Roastery
  - ⇒ Emerald Market
  - ⇒ St. Mathias Fence
  - ⇒ Emerald Lake (Carl Touhey to coordinate)
  - ⇒ Canyon & Cordilleras Road (Mike Mangini to place)
  - ⇒ Margaret Marshall's Fence (Nancy Mangini to place)
- Event sign-in– Directors Costantini and Underwood
- Audience question screening – Nancy Mangini

Discussion then took place about the 3<sup>rd</sup> Annual EHHA Community Picnic and how to reach a broader demographic to participate. Director Costantini recommended that the Board reach the teenage community by having a classic rock band and advertising the event on a Facebook page that she volunteered to manage.

### **8. For the Good of the Order**

The next Business Meeting of the EHHA Board is scheduled for Wednesday, May 12<sup>th</sup>, 2010 at 7:45 pm at the same location.

**Adjourn.** 9:40 pm

Respectfully submitted,

---

Nancy Mangini  
Volunteer Recording Secretary

