

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

October 10, 2007
Fire Station #19, 4091 Jefferson Avenue, Emerald Hills, CA
7:30 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**"). The meeting was held on the date and at the time referenced above. Attending the meeting were Directors Steve Hill (Chair), Adriana Botto, Carolyn Chaney, Steve Harper, Michael Mangini and Cheryl McGovern. Lee Lukehart and Milo Medin were absent. Due to a resignation from the Board, the ninth Board seat was vacant at the time of the meeting. Also present at the meeting from the community was resident Nancy Mangini. 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 discussion, comments and edits, approved.

1. Correspondence. None

2. Treasurer's Report. None

MOTION: Director Mangini moved to table the Correspondence report and the Treasurer's report until the next meeting.

SECOND: Director Harper seconded.

The Board had a brief discussion regarding the payment of Association dues by Association directors.

Motion approved.

3. Visitor Forum (Comments) / Member Input.

Nancy Mangini: Ms. Mangini asked the Board about the payment of "dues" by Members. The Board acknowledged that Members did not pay dues but instead could make contributions to the Association.

4. Approval of Past Meeting Minutes.

Director Botto presented meeting minutes from the Association's May 7, 2007 and September 12, 2007 Board meetings.

MOTION: Director Chaney moved to delete both the reference to Exhibit A and the second sentence and the two following sentences from the May 7, 2007 meeting minutes.

SECOND: Director Harper seconded.

Further discussion followed.

Motion approved.

MOTION: Director Mangini moved to approve the September 12, 2007 meeting minutes as presented and the May 7, 2007 meeting minutes as amended.

SECOND: Director Chaney seconded.

Further discussion followed.

Motion approved.

5. Announcements. Director Harper reported on the light bulb give away to be held on Saturday, October 13, from noon to 3:00 p.m. The Board will give away 150 CFL bulbs (one per household, on a first come first serve basis), courtesy of PG&E and Redwood City.

6. Policy Discussion.

(a) Transparency Policy.

A motion was made, seconded, discussed and withdrawn; the matter was tabled to the next meeting.

(b) Legality of Political Contributions.

A motion was made, seconded, discussed and withdrawn; the matter was tabled to the next meeting.

(c) Establishing a Policy Book.

A motion was made, seconded, discussed and withdrawn; the matter was tabled to the next meeting.

(d) Discussion of "Opt Out" Proposal (*item tabled without discussion*)

7. Appointment / Confirmation of Committees and Chairperons.

The Board discussed each of the functions of the various formal and ad hoc committees. Board members volunteered to participate in the following formal committees:

(a) Public Works. Harper, Chaney, Hill, Mangini

(b) Zoning. Mangini, Hill

(c) Communications. Botto, Chaney

(d) Neighborhood Quality. McGovern, Harper

(e) Political Action Committee (PAC). Mangini

(f) Nominating. (tabled)

Board members volunteered to participate in the following ad hoc committees:

(a) Sewer. McGovern, Hill

(b) Trees. Chaney

The Board agreed that Directors Lukehart and Medin be given the opportunity to volunteer for the committees as well and discussed using the Association website to solicit Member volunteers.

8. Review of 2007 Survey of Concerns.

The Board discussed the 2007 Survey of Concerns and agreed that it should be reviewed in the context of the committees sections to determine action items for the Board, if any:

<u>Concern</u>	<u>Committee</u>
Fire Safety	Public Works
Area Preservation/Beautification	Neighborhood Quality
Zoning/Development Regulations	Zoning
Crime/Personal Safety.....	Neighborhood Quality
Road Conditions.....	Public Works
Schools	Neighborhood Quality
Sewer Rates	Public Works
Traffic Control	Public Works

9. Board Retreat.

The Board discussed having a board retreat including determining goals and objectives for such a retreat. The Directors agreed to email their individual expectations/desired outcomes and their availability for a retreat to Director Mangini, who agreed to research the matter further and report back to the Board.

10. Welcome Packet.

Director Chaney discussed the status of the "Welcome Packet" including the largest obstacle to its completion—difficulty obtaining an accurate and updated homeowners list. Director Chaney agreed to email the draft Welcome Packet to the Board members for their review and the Board agreed to place discussion of the Welcome Packet on the agenda for its next meeting.

11. Discussion of Staggered Board Issue.

The Board then discussed how previous Board vacancies had been filled and how past practices had lead to irregularities in the terms of Board members and non compliance with the Association's Bylaws. The Board reviewed several proposed solutions.

MOTION: Director Chaney moved to elect seven directors at the 2008 Annual Member Meeting; three to a one year term and four to a two year term.

SECOND: Director Botto seconded.

Further discussion followed.

Motion approved.

12. For the Good of the Order. Nothing further.

13. Adjourn. 9:55 pm

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

Respectfully submitted,

Adriana Botto
Secretary