

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

December 12, 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 brief discussion, approved.

1. Correspondence.

Director Chaney informed the Board that she had been contacted by a representative of Paxio Inc., a fiber optic network service provider. The Board had a discussion regarding fiber optic service and possible service providers including Paxio Inc. The Board agreed to have Director Chaney ask Director Medin to research the matter further.

Directors Botto and Hill led a discussion regarding San Mateo County's invitation for all residents of San Mateo County to participate in an online survey to "help the San Mateo Board of Supervisors set policies and procedures for [San Mateo County]" as a part of its "Shared Vision 2025" project (see attached **Exhibit A**).

**MOTION:** Director Chaney moved that the Board request that Director Lukehart (1) post information regarding the survey on the Association website and (2) forward information regarding the survey via email to the Association's email distribution list.

**SECOND:** Director Mangini seconded.

A discussion followed.

Motion approved.

2. Treasurer's Report.

The Board noted that Director Lukehart presented the Treasurer's report in absentia via email.

Assets:	
Chkg:	\$6,264.69
PayPal:	\$88.43
ProPay:	\$169.46
Total:	<hr/> \$6,522.58

Liabilities:  
    No Payables due.

**MOTION:** Director Mangini moved to accept the Treasurer's report as presented (including the attached **Exhibit B**).

**SECOND:** Director Chaney seconded.

A brief discussion followed.

Motion approved.

3. Visitor Forum (Comments) / Member Input.

Nancy Mangini: Ms. Mangini noted that it could be confusing for the Board to promote San Mateo County's "Shared Vision 2025" survey in light of the impending distribution of the county's "Emerald Hills Community Survey on Zoning and Design Review."

4. Approval of Past Meeting Minutes.

Director Botto presented meeting minutes from the Association's October 10, 2007 Board meeting.

**MOTION:** Director Mangini moved to approve the October 10, 2007 meeting minutes as presented.

**SECOND:** Director Chaney seconded.

A brief discussion followed.

Motion approved.

5. Announcements. *None*

6. Board Retreat.

The Board discussed contacting Regina Neu regarding a Board retreat. Director Mangini agreed to contact her to ask if she could provide a short presentation at the next Board meeting.

7. Discussion of Staggered Board Issue / Review of Nominating Committee Procedures.

The Board then had a brief discussion regarding the Nominating Committee and its role in the nominating process. It was agreed that as President, Director Hill would name the

members of the Nominating Committee and that the Board would review the Association's Bylaws and discuss the nominating process at its next meeting.

8. For the Good of the Order.

The Board then discussed several matters not on the agenda.

a) Directors Hill and Harper discussed the possibility of doing another light bulb give-away and agreed to contact PG&E about future programs.

b) Director McGovern provided a status of the water re-use program, including her attempts to contact the Howard Jarvis Taxpayers Association.

c) Director Mangini discussed the work he had done to date creating a policy book and provided a draft policy book to Director Hill for review and/or comment, after which it was agreed that Director Hill would forward the policy book to Director McGovern for her review and/or comment.

d) Director Chaney agreed to email the draft Welcome Packet to the Board members for their review.

9. Review of the November 14, 2007 County Meeting / Comments on Proposed County Survey.

The Board then discussed the November 14 County Meeting and the proposed "Emerald Hills Community Survey on Zoning and Design Review" (see attached **Exhibit C**). The Board discussed each of the questions, how they were asked and whether or not any questions were overlooked.

**MOTION:** Director Chaney moved that the Board request the County to add a question on its survey about tree ordinances (similar in format to questions 7 and 9 of the draft survey) and that she draft a letter to the County for Director Hill's signature and circulate it to the Board for their review.

**SECOND:** Director McGovern seconded.

A brief discussion followed.

Motion approved.

**MOTION:** Director Chaney moved that the Board request the County to provide education on what the existing zoning, design review and tree ordinances are, or how residents can find that information.

**SECOND:** Director McGovern seconded.

A brief discussion followed.

Motion approved.

**MOTION:** Director Chaney moved that the Board request the County to explain how the survey will be distributed and counted.

**SECOND:** Director Harper seconded.

A brief discussion followed.

Motion approved.

10. Approval of Future Meeting Dates.

The Board then discussed scheduling its future meeting dates.

**MOTION:** Director Botto moved that the next three meetings of the Board be scheduled for January 16, 2008, February 13, 2008, and March 12, 2008.

**SECOND:** Director McGovern seconded.

A brief discussion followed.

Motion approved.

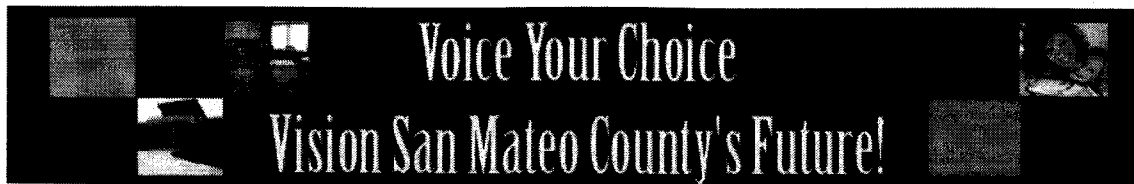
13. Adjourn. 9:25 pm

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

Respectfully submitted,

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Adriana Botto  
Secretary



## An Invitation to Shape the Future of San Mateo County

Please accept the invitation to take an on-line survey that will help the San Mateo County Board of Supervisors set policies and priorities for our community.

You will be asked: What is the most important goal that San Mateo County should set for the year 2025?

You will also have the opportunity to rank a host of proposals that focus on important issues. What are your priorities?

- How can we ensure our youth succeed?
- What steps can we take to encourage healthy living?
- Do we need to do more to protect our natural environment?
- Should San Mateo County encourage public transportation or build more roads?
- Is it a priority to provide more affordable housing?

The survey is a component of Shared Vision 2025, an ambitious project to develop community goals. Shared Vision 2025 builds upon the highly successful Shared Vision 2010, which encourages long-term thinking versus short-term gains.

Shared Vision 2010 has guided the Board of Supervisors for nearly a decade and now is the time to help the Board develop new priorities.

San Mateo County is among the most diverse counties in the United States. Our County is home to leading industries that are constantly adapting to changing conditions. So must our local government change and adapt.

Please visit [www.co.sanmateo.ca.us/sharedvision2010](http://www.co.sanmateo.ca.us/sharedvision2010) and click on "Take the Survey."



### Balance Sheet

As of 12/12/07

Accounts	12/12/07 Balance
<b>Assets</b>	
Cash and Bank Accounts	
Checking_FirstRepublic	6,264.69
Checking_WellsFargo	0.00
PayPal	88.43
ProPay	169.46
	<hr/>
Total Cash and Bank Accounts	6,522.58
	<hr/>
<b>Total Assets</b>	<b>6,522.58</b>
	<hr/> <hr/>
<b>Liabilities &amp; Equity</b>	
Liabilities	
Other Liabilities	
Payables	0.00
	<hr/>
Total Other Liabilities	0.00
	<hr/>
Total Liabilities	0.00
	<hr/>
Equity	6,522.58
	<hr/>
<b>Total Liabilities &amp; Equity</b>	<b>6,522.58</b>
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## Income Statement

1/1/07 through 12/12/07

Category	1/1/07- 12/12/07
<b>Income/Expenses</b>	
Income	
Income:	
Donations	2,345.00
Total Income	<u>2,345.00</u>
Total Income	<u>2,345.00</u>
Expenses	
Communications:	
Newsletter Postage	1,474.24
Newsletter Printing	2,192.75
Website Expense	213.06
Total Communications	<u>3,880.05</u>
Events and Projects:	
Member Meetings	569.21
School Parent Panel	248.56
Total Events and Projects	<u>817.77</u>
Operations:	
Fees - Bank Charges	70.00
Fees - CC Processing	50.08
Miscellaneous	182.34
Permits & Licenses	175.00
PO Box Rent	142.00
Pro Fees - Legal	650.00
Pro Fees - Other Services	660.00
Total Operations	<u>1,929.42</u>
Political Contributions	-250.00
Total Expenses	<u>6,377.24</u>
<b>Total Income/Expenses</b>	<u><u>-4,032.24</u></u>





