

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

February 13, 2008  
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 and Michael Mangini. Lee Lukehart, Cheryl McGovern 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 were residents Tom Brouchoud, Tim Farrar, Frank Fraone, Nancy Mangini, Gayle Morrison, Jan Molvar and Marline Underwood. 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. *None*
2. Treasurer's Report. *None*
3. Visitor Forum (Comments) / Member Input.

Tom Brouchoud: Mr. Brouchoud, an Emerald Hills resident since 2004, introduced himself to the Board and indicated his interest in pursuing a Board seat.

Marline Underwood: Ms. Underwood, a 10 year resident, introduced herself to the Board and expressed her interest in serving on the Board.

Frank Fraone: Mr. Fraone, a 40 year resident of Emerald Hills, expressed his interest in running for the Board.

Gayle Morrison: Ms. Morrison, a resident of 33 years, indicated her interest in current events.

Tim Farrar: Mr. Farrar, a resident of Emerald Hills since 2001, articulated his interest in a Board position.

4. Approval of Past Meeting Minutes. [*Deferred to next meeting*]
5. Announcements.

Director Chaney announced that the County had posted an updated version of the "Emerald Hills Community Survey on Zoning and Design Review" on its website and that the County was still accepting feedback up to February 22<sup>nd</sup>.

6. Possible Sewage Plant Rebuilding Charges.

Director Hill gave a brief update with respect to sewage plant issues.

7. Planning for Annual Meeting.

The Board had a lengthy discussion regarding the timing and logistics of the 2008 Annual Member Meeting, including but not limited to such matters as the rules for voting, the check-in process, requiring proof of residency, room set-up, guest speakers, the timing and content of the next newsletter, the composition and role of the Nominating Committee, and whether or not to use a facilitator.

**MOTION:** Director Mangini moved that the Board approach PCRC to assist in moderating the annual meeting and at a cost not exceed \$500.

**SECOND:** Director Harper seconded.

A brief discussion followed and Director Hill agreed to contact the PCRC on behalf of the Board.

Motion approved.

The Board then had an in depth discussion regarding the content of the next Association newsletter. It was agreed that the newsletter content include the annual meeting agenda, information regarding the guest speakers, the board candidates' biographies, the Association President's year end statement, and article(s) related to road and/or bicyclist issues. Due to the timing of the meeting, it was agreed that the Board would send a post card to all Emerald Hills residents to provide notice of the annual meeting and to solicit volunteers for Board candidates.

The Board then discussed the costs associated with holding the annual meeting.

**MOTION:** Director Mangini moved that the expenditures related to the Annual Member Meeting, including the cost for the use of the Elks facility, purchasing refreshments and cookies for the meeting, the printing and mailing of postcards and the newsletter be approved.

**SECOND:** Director Chaney seconded.

A brief discussion followed.

Motion approved.

The Board then had a short discussion regarding the issue of an approved "slate" of Board candidates.

8. Approval of Future Meeting Dates.

The Board then discussed holding its next meeting on March 11, 2008 and agreed to calendar its first Board meeting following the Annual Member Meeting for April 9, 2008.

9. Adjourn. 9:20 pm

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

Respectfully submitted,

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Adriana Botto  
Secretary