

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

May 7, 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 Michael Mangini (Chair), Adriana Botto, Tom Brouchoud, Tim Farrar, and Joe Foraker. Directors Frank Fraone, Carla Rayacich, Mike Sherman, and Marline Underwood were absent. Also present 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 slight modification and brief discussion, approved.

1. **Correspondence.** None
2. **Visitor Forum (Comments) / Member Input.** None
3. **Approval of Past Meeting Minutes.**

Director Botto presented meeting minutes from the Association's April 9, 2008 Board meeting for approval.

MOTION: Director Farrar moved to approve the April 9, 2008 Board meeting minutes as presented.

SECOND: Director Foraker seconded.

A brief discussion followed.

Motion approved.

4. **Announcements.** None

5. **Retreat Update.**

Director Mangini provided the Board with a brief update regarding the Board retreat scheduled for May 28, 2008. He distributed the draft retreat agenda provided by Regina Neu to the Board.

Discussion followed.

6. Treasurer's Report.

Director Farrar provided a verbal report to the Board. He indicated that after payment of costs related to the 2007 Annual Member Meeting, the Association had just under \$5,000 in its bank account and that it had operated at a loss last year. He further reported that historically the Association had maintained \$8,000 to \$10,000 in its account. He stressed the importance of the Association's future fundraising efforts.

A discussion followed.

7. Website Update.

Director Mangini provided a brief report on behalf of Director Sherman regarding the status of the Association's website and the prospect of moving it over to Big Tent. The Board had several questions regarding Big Tent including questions about PayPal integration, the migration of historical data, interactive features such as the forums and polls, questions about security, hosting and related costs.

Discussion followed and Director Mangini agreed to relay these questions back to Director Sherman so that he could address them directly with the Board.

8. Community Event.

Director Farrar gave a brief update regarding the status of obtaining a venue for the community event.

Discussion followed and Director Farrar agreed to update Directors Rayacich and Underwood so that they could follow up.

9. Newsletter.

The Board then had a lengthy discussion regarding the Association's next newsletter including, but not limited to, the content, timing, logistics and cost of production.

10. Status of Emerald Hills Community Survey on Zoning and Design Review.

Director Mangini provided a quick update with respect to San Mateo County's Emerald Hills Community Survey on Zoning and Design Review. Steve Monowitz, of the San Mateo County Planning and Building Department, had indicated that the County was still busy compiling results and was hopeful that the compilation would be completed with the next two weeks.

A brief discussion followed.

11. Watershed Issue.

Director Mangini gave a brief status update on San Mateo County's watershed initiative. Director Mangini had been corresponding with Marshall Wilson, Public Communications Manager, San Mateo County, regarding the proposed date of the County's watershed outreach meeting.

A discussion followed.

12. Status of "Dirty Dozen Survey"/"No Left Turn" Edgewood-Cordilleras Roads.

The Board then discussed the status of the Dirty Dozen Questionnaire and the results that had been received to date.

Next the Board discussed resident David Klausner's request that San Mateo County adjust the "No Left Turn" restriction (Edgewood Road to Cordilleras Road) during non-rush or off-peak hours, and that the Board work with the County pursuant to the County's request to determine if there was some indication of resident interest in adjusting the "No Left Turn" restriction.

Discussion followed.

13. Welcome Packet.

The Board then discussed the status of the Welcome Packet project that had been a work in progress for more than a year. After discussion:

MOTION: Director Farrar moved to terminate the Welcome Packet project.

SECOND: Director Foraker seconded.

A brief discussion followed.

Motion approved.

14. Mail Box.

Next Director Mangini provided a brief update on the mail received by the Association. He indicated that he had been picking up mail on a weekly basis and would continue to bring all mail to Board meetings. Board members were given the opportunity to review the mail he had brought to the meeting, and action items were distributed accordingly with Director Farrar receiving a donation to the Association and Director Botto several responses to the Dirty Dozen Questionnaire.

15. D & O Insurance Update.

The Board then discussed the status of the Association's D & O Insurance application. After a cost-benefit analysis and further discussion:

MOTION: Director Mangini moved to table the D & O Insurance application process until such time as it may become financially feasible.

SECOND: Director Farrar seconded.

A brief discussion followed.

Motion approved.

16. Newsletter.

At the conclusion of all of the formal business portions of the meeting, the Board turned its attention back to the next Association newsletter and continued its discussion regarding specific newsletter content. The Board also discussed how to boost donations to the Association and discussed including a pre-printed donation or remittance envelope with each Association newsletter.

A lengthy discussion ensued.

MOTION: Director Brouchoud moved to authorize expenditures up to an aggregate of \$3,000 for the printing and mailing of the Association newsletter and the purchase and printing of remittance envelopes for Association donations.

SECOND: Director Foraker seconded.

A discussion followed.

Motion approved.

17. For the Good of the Order.

Director Mangini gave a brief update regarding Gareth Ingram's (Sherriff's OES) request for information related to the Emerald Hills Dam and that no further action was required of the Board.

18. Adjourn. 9:50 pm

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

Respectfully submitted,

Adriana Botto
Secretary