

**Emerald Hills Homeowners Association, Inc.  
Minutes of Annual Member Meeting  
March 27, 2007 at 7:00 p.m., Elks Club Lodge**

The following are the minutes of a meeting of the Members (the "*Members*") of the Emerald Hills Homeowner's Association, Inc. (the "*Association*"). There were 280 Members in attendance. The following members of the Board of Directors attended the meeting: Sallie Martin, Carolyn Chaney, Steve Harper, Steve Hill, Lee Lukehart, Milo Medin (portions) and Amy French (portions). Directors Carole Henley and Cheryl McGovern were absent.

1. Sallie Martin, President, called the meeting to order, offered a welcome and preview of the meeting.

A community announcement was made by Carolyn Strange (docent) about Edgewood County Park and Natural Preserve.

2. Lee Lukehart, Treasurer, reported:

Donations:	\$6,015
Expenses	
Newsletters	\$3,426
Tree Giveaway	\$1,134
Handley Rock Support:	\$500
Other	<u>\$1,367</u>
Total Expenses:	\$6,427
Current Assets:	\$9,035

3. Brian Lee, Deputy Director of Public Works, and Ann Stillman, P.E. Principal Civil Engineer, County of San Mateo spoke about the current status of the sewer rate increase and refuse collection franchise.

4. Jeremy Dennis, Legislative Aide to Supervisor Rich Gordon, brought greetings from our Supervisor, and answered questions about Design Review status for Emerald Hills and keeping of livestock.

5. Fire Chief Armando Muela, New Fire Station 19, described fire services available in our area, and those available through the Woodside Fire Protection District.

Following Chief Muela's presentation, Vicki Tuite made a community announcement regarding the Community Emergency Response Team (CERT) Program.

6. Election of new directors for two open positions was facilitated by Lee Lukehart.

Director Lukehart explained the process for the nomination and election of directors. Nominations were opened to the floor and no nominations were made. Two-minute candidate statements were given by four candidates, followed by a brief opportunity for questions from the

floor for each. Candidates in order of their presentations were: Helen Phillips, Sallie Martin (incumbent), Adriana Botto and Michael Mangini.

7. Open floor topics: During the counting of ballots, Sallie Martin, President, opened the meeting to questions and comments from the floor.

During this time a written request for a special meeting of members, signed by 71 members of the Association, was presented to the President. The request called for a special meeting of members to vote upon the following proposals to amend the Association's Articles of Incorporation and Bylaws to:

1. Change the name of the Association to Emerald Hills Neighborhood Organization, Inc.;
2. Provide for an irrevocable carve-out to the Association's purpose(s) which shall specifically prohibit the Association from involving itself, directly or indirectly, in any type of residential land use issue within San Mateo County;
3. Redefine Member as an Area resident or homeowner who affirmatively joins the Association in writing;
4. Require that all directors be elected to and removed from the Board of Directors of the Association by the affirmative majority vote of the Members at the Annual Meeting of Members;
5. Limit any director's service on the Board to not more than four (4) years in any eight (8) year period, beginning with the 2007 Annual Meeting of Members;
6. To require the Board to commission an independent audit of the Association's financial records by a certified public accountant within 30 days of such approval at the Special Meeting and to publish the results of such Financial Audit on a publicly accessible area of its website ([www.emeraldhills.org](http://www.emeraldhills.org)) within 15 days of the completion of such Financial Audit.

8. Announcement of new Directors Botto and Mangini was made by Lee Lukehart. Director Lukehart reported the following vote tallies:

Michael Mangini	175
Adriana Botto	168
Sallie Martin	107
Helen Phillips	100

9. Meeting adjourned.