



HIPhousing

March 2009

Dear Edgewater Isle Neighbors:

I write to respectfully urge you to vote NO on the proposed Bylaw Amendment.

HIP Housing is a San Mateo County not for profit organization that has worked for 37 years to assist people in finding a desirable and yet affordable "place to call home." We offer four different programs including providing affordable rental properties for low income individuals.

In 1998 the City of San Mateo approached HIP Housing and urged us to purchase the 92 units of Senior Apartments at Edgewater Isle as they were at risk of being sold to the private market, thereby losing the affordability restrictions then in place for low-income seniors. When HIP Housing purchased the property, we not only set deeper levels of affordability but expanded the affordability requirement to all 92 units and committed to maintaining the units as below market rate apartments for low income seniors for 100 years. Since 1998 we have made every effort to maintain the Senior Apartments as high quality units and have been good neighbors to all of you throughout the community.

The owner(s) of each home throughout all of Edgewater Isle has 1 vote in any election conducted by the Master Association and each owner pays monthly dues. HIP Housing owns 92 units so HIP Housing has 92 total votes and pays monthly dues for each of the 92 units for a total of more than \$140,000 per year. This seems to me to be fair – for each unit owned, 1 vote, for each unit owned, monthly dues.

However, (though voting is to be done by secret ballot) the proponents of this amendment claim to know how HIP Housing casts its votes and want to take away our votes but not take away our obligation to contribute \$140,000 per year to the Master Association.

The bylaws as currently written have worked just fine without objection for many years. Please be fair and **VOTE NO.**

Bruce Hamilton

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A Place to Call Home

- Home Sharing
- Self-Sufficiency
- Home Equity Conversion
- Property Development

Board of Directors

- Louise Della Maggiora
President
- David Finkelstein
Vice President
- Tony Villanueva
Treasurer
- Bruce Bean
Secretary
- John de Russy
At-Large
- Bob George
At-Large
- Cameron Foster
- Greg Galli
- David Gonzalez
- Susan Huettezman
- Diana Landi
- Kathy Lavezzo
- Sonia Menjivar
- Denise Miles

Honorary Board

- Congresswoman
Anna Eshoo
- Lois Almen Everett
- Harold Fick
- Helen Fiscaro
- T. Jack Foster, Jr.
- Judy Gaither
- Genius Lantierman
- Jack Matthews
- Memo Morales
- Helen Hiltner Raiser
- Davin Schemel
- Congresswoman
Jackie Speier

Administrative

- Bruce Hamilton
Executive Director
- Laura Fanucchi
Director of Programs
- Lois Marshall-Ward
Development Director
- Norma Quiroz
Accounting Director

Proposed Amendments to the Edgewater Isle Master Association Restated Bylaws and Restated Declaration

Amendment objective: Amend the Edgewater Isle Master Association Bylaws and Declaration to state that the owner the Senior Apartment Center may not vote in the election or removal of the North or South Homeowner Association representatives to the Edgewater Isle Master Association Board of Directors.

To achieve this objective, changes are required in the following sections:

- Declaration Section 3.5: Voting
- Bylaws Section 3.4: Quorum
- Bylaws Section 3.6: Membership and Voting
- Bylaws Section 4.2: Nomination
- Bylaws Section 4.3: Election
- Bylaws Section 4.5: Removal/Vacancies

Declaration Section 3.5

Declaration Section 3.5 currently reads:

Voting: At any meeting of the Members, the Owners shall be entitled to cast one vote for each Unit owned by him or her. When more than one (1) Person owns any Unit, all such persons shall be Members. The vote for such Unit shall be exercised as the Owners among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Unit.

Proposed change to Declaration Section 3.5:

Voting: At any meeting of the Members, the Owners shall be entitled to cast one vote for each Unit owned by him or her *with the following exception: the owner/representative of the Senior Apartment Center may not vote in the election or removal of the Edgewater Isle North Homeowners Association or the Edgewater Isle South Owners' Association representatives to the Edgewater Isle Master Association Board of Directors.* When more than one (1) Person owns any Unit, all such persons shall be Members. The vote for such Unit shall be exercised as the Owners among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Unit.

Bylaws Section 3.4

Bylaws Section 3.4 currently reads:

Quorum: The presence either in person or by proxy, at any meeting, of forty percent (40%) of the Total Voting Power of the Association (167) shall constitute a quorum for any action except as otherwise provided in the Declaration, or these Bylaws. If, however, a quorum is not present at any meeting, the Members present at the meeting shall have power to adjourn the meeting to a date not less than five (5) days and not more than thirty (30) days later. Notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for meetings. The quorum for any such adjourned meeting shall not be less than one-third of the Total Voting Power of the Association (139). Notwithstanding anything herein to the contrary, for purposes of obtaining membership approval of special assessments or increases in annual assessments as may be required by the Declaration, a "quorum" means more than fifty percent (50%) of the Total Voting Power of the Association (209).