

NOTICE OF MEETING: An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on Thursday April 28th, at the Wings N' Things Restaurant (6715 El Cajon Blvd, San Diego CA 92115). The following items will be on the agenda for the meeting.

APRIL BOARD MEETING MINUTES

MEETING RULES: **No audio or video recording** allowed by attendees. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

I. Call to Order: President called the meeting to order at 5:05pm.

II. Roll Call: Directors in attendance: President Christina Calcagno(unit3), Secretary Lupe Aguirre(unit 12). Members at large in attendance: Antonina Gagliano (unit 14), Connor Murtaugh (unit 13), Zulema Diaz (unit 17), Stewart Polk (unit 12).

III. Approval of Prior Minutes: President motioned for the approval of March meeting minutes and Secretary Lupe second that motion. Approved minutes will be posted to the Amherst website.

IV. Unfinished Business:

- Rear retaining wall repair: Discussed that this repair is still on track to begin this summer; sometime starting June; possibly July. Waiting for contractor to provide a more concrete start date- will continue to follow up and notify members.
- Update on neighboring Church watershed and Aztec Apartments tree blockage- Due to exhausting most of the immediate resources in fixing these issues, communicating with the church/apartments, reaching out to city officials, there has been no forward movement. At this time, the BOD believes the next course of action will need to get legal assistance, so that the church/apartments remedy their watershed onto our property. Unfortunately, with the current litigation taking place and immediate repairs, this issue will need to be revisited when funds allow.

V. New Business:

- Common area staircase issues (2nd and 3rd stairs): It was recently noted that these two staircases suffer from extreme dry-rot and need to be replaced. We have received bids on the cost for replacement and those will need to be scheduled for repair sometime after the rear wall is complete and funds allow. Stairs between 6-12 are the more severe than 5-11.

- Aggressive/threatening neighbors across the street: Over the past couple months there have been reoccurring issues with the residents parking their cars across the street in front of 2 houses. The owners of these houses are aggressive and threatening if you do not park your car as they would like and if your car is there more than 72 hours they will call and have it towed. We just want to inform the residents to be mindful of the potential hostile environment, if things escalate please call the authorities.

VI. Homeowner Open Forum: This forum is limited to **20 minutes**. During open forum, each attendee may address the board for up to **three minutes**. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rule of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others have an opportunity to speak. All persons must follow the Meeting Rules. The Board of Directors, Association Members and any other individuals present at the meeting will conduct themselves in a businesslike manner. The following conduct will be strictly prohibited: Profane or obscene language; racial, ethnic, gender, religious or age-based slurs; shouting, or yelling; physical threats, including non-verbal communications such as gestures or using body language in such a way as to intimidate; pounding on table or throwing things; and all other disruptive behavior which does not allow members to peacefully observe the proceedings, or which impedes the ability of the Board to peacefully conduct its deliberations and the members to peacefully observe those deliberations.

****Regular open meeting adjourned at 5:54pm to executive session.**

VII. Adjourn to Executive Session:

- Discussion of legal matters, delinquency matters, fines, and contracts: All member accounts are in good standing. First court hearing is still set for July and discovery materials have been requested from the BOD.

Note to Members: Executive Session is closed to the membership per Civil Code §4935.

****Executive session adjourned at 6:03pm and next open meeting is set for May 26th at 5:00pm.**