

NOTICE OF MEETING: An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on October 28th, 2021 at the Daily Grind Café outside tables (6695 El Cajon Blvd, San Diego CA 92115). The following items will be on the agenda for the meeting.

ANNUAL MEMBERSHIP MEETING AGENDA

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: Christina called the meeting to order at 5:00pm.

II. Roll Call: Board of Directors: Christina Calcagno (President), Ray Bader (Vice President), Lupe A (Secretary). Members: Antonia Gagliano, Connor Murtaugh. Additional attendees: Stewart Polk.

III. Approval of Prior Minutes: Motioned and approved September minutes.

IV. Reports:

- Annual Reports/Policy Information – Reviewed annual reports. Discussed proposed budget (remaining special assessments were not included, need to revise). Reviewed policy information, no concerns or questions.
- Reserve Study- HOA Dues: Per the reserve study it was apparent that the HOA is severely underfunded and there are major projects that need to be planned for in the near future. The Board motioned and approved a dues increase starting 03/1/2022 of 30\$. New dues will be 250\$. A letter notifying the HOA members will be sent out notifying members of the increase.

V. Unfinished Business:

- Church Runoff/Drainage – A letter from our attorney has been sent to the church with regards to their immense watershed onto our property. Will follow up with church response.
- Resident Balcony Inspections- Balconies were inspected and dry rot/termite damage was noted. At this time resident balconies are stable. We will plan and budget for balcony repair in the future.
- Security Door Repair/Painting- Deadline for all security door painting is set for 12/1/2022. Contractor will be painting the remaining doors on 12/1/2022.

- Voting/Election- Comment and question deadline is 11/3/2021. After the comment period the Board will review and at next meeting the new voting/election rules will be adopted.

VI. New Business:

- Pest Control Service- Pest control service starts on 11/1/2021 and continues monthly.
- Gardener Service- Gardener service starts on 11/1/2021; service is 2xs a month every month.
- Cleaning Service- Cleaning service starts on 11/1/2021; they will come 1x a week (Monday).
- Parking- there has been complaints of units parking more than 2 cars per unit. If parking continues to be an issue, we made implement parking stickers or register cars to enforce the rules and regulations.
- Common Area – residents and plants- residents are prohibited from having anything other plants in a pot outside of their unit. No tables, chairs or any other elevated items are allowed in the common areas. Plants must also be cared for and in good condition/alive.
- Holiday Decorations- HOA welcomes holiday decorations but they must be removed 15 days after the holiday.

VII. 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.

VIII. Adjourn to Executive Session:

Meeting adjourned at 5:45pm. Next monthly Board meeting is set for 11/23/2021 at 5:00pm.

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

Executive Session Summary

The Board met in Executive Session on 10/28 at 5:45pm and discussed the following.

- **Fence Dispute Cont.** – Mediation with Unit 13 and Unit 14 is set for 11/15/2021 at 9am via Zoom.

6:00pm Executive Session adjourned.