

NOTICE OF MEETING: An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on February 24th at Wings N' Things (6715 El Cajon Blvd, San Diego CA 92115). The following items will be on the agenda for the meeting. The open meeting will be followed by an executive session.

FEBRUARY 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: The open meeting was called to order at 5:07 pm by President Christina.

II. Roll Call: Attending were Christina Calcagno (Board President, Unit 3), Lupe Aguirre (Board Secretary, Unit 12), Nina Gagliano (Unit 14), Connor Murtaugh (Unit 13), and Stewart Polk (Unit 12).

III. Approval of Prior Minutes: On motion by the President, and seconded by the Secretary, the Minutes for the January Board of Directors meeting was approved.

IV. Unfinished Business:

- **2021 Election reminder:** President observed that election packets were sent to owners of all units during the past week. The deadline for owners to returned their ballots will be 25 March 2022 (by U.S. mail), or 31 March 2022 (for hand delivery).
- **Dues increase reminder:** President stated the dues increase adopted by the HOA Board of Directors will be effective with the billing for March Dues. Unit 14 objected to the dues increase for lack of appropriate notice; and further claimed the required 60-90 day notice of dues increase was not met by the Board.
- **Rear retaining wall update:** President stated the Board was awaiting bids for wall repairs/replacement; anticipated work to being June/July.
- **SD City update on church watershed and Aztec apartment palms:** President observed the City has informed her it no issue with the church watershed, and further maintains the position that topography dictates water movement. President opined the City will be of no assistance while dealing with the church. President stated Aztec Apts. has been unresponsive to inquiries about the Palm trees in question. Unit 14 advised she attempted to privately open negotiations with Aztec Apts. without success.

V. New Business:

- Laundry room equipment - proper use to avoid issues: President stated the Board will post another notice in the laundry room advising tenants to make proper use of the machines.

VI. 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.

***** Open Meeting of The Board of Directors was adjourned to Executive Session at 5:17 p.m.**

VII. Adjourn to Executive Session:

- Litigation/legal issues – discuss developments pertaining to lawsuit served by unit owners 13 and 14. Board was informed by Farmers and appointed attorney that there would be a court date some time in July.

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

*****Executive session adjourned at 5:45pm. Next meeting is set for March 31st, 2022.**