

NOTICE OF MEETING: An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on Thursday May 26th, 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.

MAY 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), Paris Murtaugh (unit 13), Stewart Polk (unit 12).

III. Approval of Prior Minutes: President motioned for the approval of April 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. Will follow up with Westsar.

V. New Business:

- Community cleaning service concerns: Christina expressed that the current cleaning service was wanting to increase the weekly fee from 75\$ - 125\$. With the current funds, the community is unable to sustain such an increase. If this is to occur, it is not advised to continue this service and to possible call upon onsite owners to take weekly turns in cleaning. This will be address further if the service decided to up the weekly fees.
- Committee(s) follow up/progress check in: No committee representative was present. Will follow up with Zulema to see if she was able to make any head way in getting assistance from other owners to participate in onsite cleanup/fundraisers etc.
- Quarterly meetings: It was decided that open meetings would now be meeting quarterly (September, December, March, June). The next open meeting will be the annual membership meeting in September. This was decided due to the lack

of funds for any projects and the community issues remain constant. If owners would like to have a sooner meeting that can be arranged if needed/requested.

- Seat appointment: Lupe Aguirre was appointed to finish out the remainder of the board term as President, and Monica Morales was appointed to finish out the remainder of the board term as Secretary. Ray Bader remains the Vice President. Christina has sold her unit and is no longer eligible to serve on the Board w/out being an owner.
- Election update(s): At the advice of the Amherst attorney, there will not be another election until April 2023. Terms are to be served for 1 year, it is against civil code to hold another election.

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 5:20pm 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.

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

****Executive session adjourned at 5:26pm and next open meeting is set for September, day/time/location TBD.**