

**NOTICE OF MEETING:** An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on September 30, 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.

## **BOARD 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:**

- President Christina Calcagno, called the meeting to order at 5:00pm.

### **II. Roll Call:**

- **Board of Directors-** Christina Calcagno (President), Ray Bader (Vice President), Lupe Aguirre (Secretary).
- **Members at Large-** Antonina Gagliano (unit 14), Connor/Paris Murtaugh (unit 13), Chris Magill (unit 17), Jordan (unit 10), Stewart Polk (unit 12).

### **III. Approval of Prior Minutes:**

The minutes of August meeting were approved and available upon request.

### **IV. Reports:**

Review Financials

### **V. Unfinished Business:**

- **Maintenance**
  - o **Balcony inspections** – The Board performed a visual inspection and based on those it was concluded to have an Engineer come and do a formal inspection next month. Dry rot/termite damage noted.
  - o **Rear building cleanup/retaining wall** – The Board will have an Engineer come inspect retaining wall for detailed report and observation/recommendation.
- **Voting/Election Update** – Election rules have been updated and will be sent out to the HOA for a 28 day comment period. After that period and all

comments addressed, we will move forward with the election process.  
Estimated next 3-4 months to be held.

**VI. New Business:**

- **Trash/Recycling Bins**
  - o **Resident Dumping** – The HOA has asked that all owners please remind their tenants upon moving in/out that no items can be dumped anywhere on the premises. Please coordinate a junk removal service etc. Fines will be given to violators. Consensus is to work to get the front security camera working in order to help limit and address these violations.
  - o **Homeless** – There have been issues with homeless using our dumpsters as a bathroom facility. Possibility of adding locks to the dumpster or reconfiguring the enclosure.
- **Gardener** – Have to find a new gardening service since our current no longer is compliant with tax laws. Will find bids for other services.
- **Church Run/Off Drainage** – It was noticed during last weeks rain, that the church next door has directed all of their water runoff onto our property in the rear. We have footage of the immense water and the damage it is creating to our property. We will reach out to the church as there are no easements on that side according to the city records.

**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:**

- Fence Cont. – The Board is preparing for mediation set in November.

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