

**NOTICE OF MEETING:** An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on December 30<sup>th</sup>, 2021 at the Starbucks by the Amherst complex (6701 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 beginning at 5:45 pm.

## **DECEMBER 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 Christina Calcagno called the meeting to order at 5:00pm.

**II. Roll Call and Confirm Quorum:** Board of Directors: Christina Calcagno (President), Lupe Agurrie (Secretary). Members: Antonina Gagliano (unit 14), Connor Murtaugh (unit 13), Stewart Polk (unit 12), Brandon Yerkes (unit 11).

**III. Approval of Prior Minutes:** President Christina motioned to approve November minutes and Secretary Lupe second the motion and minutes were approved.

### **IV. Unfinished Business:**

- 2021 Election – Discuss deadline for call for candidates, nomination list, inspector selection and projected March 2022 voting deadline. **Call for candidates deadline is 1/16/2022, once those are received the nomination list will be distributed to the members for 30 days, after 30 days ballots will then be distributed and returned back to the inspector of election (Monica Morales owner unit 10), exact date and time have not yet been announced for voting deadline etc. More will be addressed at the next meeting.**
- South end property drainage- Discuss church watershed, neighboring Aztec apartments palms and City Involvement/findings.
- Committees – Discuss a budget committee to assist in preparing corrected budget reflective of planned projects, including imposed monthly dues increase and legal fees. **President Christina asked for volunteers to help assist prepare a Budget and Mr. Polk volunteered to assist with its preparation. Board will reach out to him to further discuss completion of Budget.**

### **V. New Business:**

- Tree removal – inform tenants of proper Christmas tree disposal. **President Christina asked that owners/residents please dispose of their Christmas trees appropriately and not to dump in the community trashcan. There is a tree recycling center at SDSU. If anyone needs the address please reach out to the Board and it can be provided.**

- Holiday Raffle – Hold drawing for owner/resident raffle. **President Christina held the raffle for homeowners and unit owner 11 was drawn. They received a 20\$ Starbucks gift card. The resident raffle was held at 6pm and only residents who showed up were entered into the raffle. Resident of unit 14 was drawn and awarded a 10\$ Starbucks gift card.**

**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.

- **Open meeting adjourned at 5:13pm to executive session.**

**VII. Adjourn to Executive Session:**

- Fence dispute cont. – Unit Owner(s) 13 & 14 served the HOA with a lawsuit. Review lawsuit details and next steps. **Board reviewed the lawsuit and claims against the HOA. We will reach out to HOA attorney for further instructions. Prepare and send letter to members notifying of lawsuit brought by owners.**
- Litigation/legal issues/assessment collection matters; executive committees and member appointment; matters relating to formation of contracts with third parties; personnel matters; vendor disputes; and other matters permitted pursuant to Civil Code section 4935

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

- **Executive session adjourned at 5:20pm. Next meeting is scheduled to be held on January 27<sup>th</sup>, 2022 at 5pm at Starbucks.**