

**NOTICE OF MEETING:** An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on January 27<sup>th</sup>, 2022, at the Starbucks (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.

## **JANUARY 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 called the meeting to order at 5:05pm.

**II. Roll Call and Confirm Quorum:** Board members: Christina Calcagno (President), Lupe Aguirre (Secretary). Members in attendance: Paris Murtaugh, Connor Murtaugh, Antonina Gagliano, Stewart Polk.

**III. Approval of Prior Minutes:** Christina called Secretary Lupe to review December meeting minutes. Christina called for a motion to approve December meeting minutes and Lupe seconded that motion.

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

- 2021 Election continued: Discuss Pre-Ballot information and ballot forms: Discussed election proceedings. Pre Ballot was sent out and will allow 30 days for member review. Ballots will be sent out after 30 days review and official ballot deadline will be March 25, 2022.
- Church watershed: Discuss developments from City of SD: The City of SD has not responded to the last 3 email attempts made. Still waiting on the status of claim filled, will continue to reach out to City and follow up.
- South end property retaining wall: Discuss repair and timeframe: Planning for end of spring/summer time to begin repairs.
- Termites: Discuss timeline for tenting: Planning to tent the entire community no later than 2/2023, it is a 2-3 day process.

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

- HOA Dues Increase: Remind members of the increase taking effect 3/1/2022: Dues increase is to cover cost of immediate repairs to the community.
- Revise November meeting minutes: to reflect Board Approved amended election rules: Board was notified that the November meeting minutes needed to be amended. Christina motioned to approve the amended November meeting minutes and Lupe seconded that motion.

**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 adjourned at 5:14pm and began executive session at 5:15pm.***

**VII. Adjourn to Executive Session:**

- 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.
- Discuss developments pertaining to the lawsuit served by Unit owners 13 and 14: Board will draft letter, informing members of the lawsuit brought forth.

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

***\*Executive session adjourned at 5:25pm.***