

**NOTICE OF MEETING:** An open meeting of the Board of Directors of the Amherst Estates Association will be at 5:00 pm on Thursday March 31<sup>st</sup> 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.

## **MARCH 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 5:05pm.

**II. Roll Call:** Board of directors: Christina Calcagno (President Unit 3), Lupe Aguirre (Secretary Unit 12), Ray Bader (Vice President Unit 7). Members at large: Antonina Gagliano (Unit 14), Connor Murtaugh (Unit 13), Stewart Polk (Unit 12), Monica Morales-Inspector of Elections (Unit 10)

**III. Approval of Prior Minutes:** On motion by the President, and seconded by the Secretary, the meeting minutes for February were approved and will be posted on to the Association website.

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

- **2021 Election: Inspector will be present and open/count the ballots:** The Inspector of Elections, in the presence of all HOA members in attendance, inspected and opened the received envelopes and then counted the ballots. The following was reported to the members present:
  - 15 envelopes were received
  - 2 envelopes were deemed NOT VALID by the Inspector (envelopes were received unsigned) and were not counted.
  - 8 votes for Lupe Aguirre (Secretary)
  - 11 votes for Ray Bader (Vice President)
  - 14 votes for Christina Calcagno (President)
  - 6 votes for Antonina Gagliano (Unit 14)
- **Elected Board of directors will be announced.** After ballots were counted the Board of Directors remained as Christina Calcagno (President), Ray Bader (Vice President) and Lupe Aguirre (Secretary).
- **Church/Aztec apartment update:** President stated the HOA will be required to hire a new attorney to represent the Association's interests in both matters once the current litigation is concluded.

**V. New Business:**

- None at this time.

**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.

***\*\*The Open Meeting of The Board of Directors was adjourned to Executive Session at 5:21pm and next open board meeting is set for April 28<sup>th</sup> at 5:00pm.***

**VII. Adjourn to Executive Session:**

- Discussion of legal matters, delinquency matters, contracts, and fines.
  - No current delinquencies or necessary fines.
  - Discussed updates on current litigation with unit 13 & unit 14. Court hearing is still set for July.

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

***\*\*Executive session was adjourned at 5:30pm.***