

Open Meetings Required. "The board shall not take action on any item of business outside of a board meeting." (Civ. Code §4910(a).)

Meeting Defined. Board meetings are defined by the Davis-Stirling Act as a gathering of a [quorum of directors](#) at the same time and place to "hear, discuss, or deliberate upon any item of business that is within the authority of the board." (Civ. Code §4090.)

Business Defined. "Item of business" means any action within the authority of the board, except those actions the board has validly delegated to any other person or persons, managing agent, officer of the association, or committee of the board comprising less than a majority of the directors. (Civ. Code §4155.)

Exceptions. Not all gatherings of directors are "board meetings." See [exceptions](#). And not all board meetings are required to be open--[Executive Sessions](#) are excepted.

Allowable Meetings. With proper notice, the following meeting forms are allowed:

- [In Person](#). Directors can meet in person at a physical location.
- [Tele-Video Conference](#). Directors meet via [teleconference](#), whether by telephone or video conference. (Civ. Code §4090(b))

Disallowed Meetings.

- [Unanimous Written Consent](#). Unanimous written consents can no longer be used for [actions without a meeting](#).
- [Email](#). Email meetings are [prohibited](#) except for conducting [emergency](#) meetings.
- [Chain & Wheel-Hub](#). Attempts to avoid open meetings by using [chain or wheel hub](#) meetings are disallowed.