

**SONATA SINGLE FAMILY HOMEOWNER ASSOCIATION
RESCHEDULED MEETING OF THE BOARD OF DIRECTORS
November 13, 2012**

LOCATION The Sonata Single Family Homeowners Association Board of Directors meeting was held Tuesday, November 13, 2012 at the Joslyn Senior Center, 210 Park Avenue, Escondido, CA.

CALL TO ORDER The meeting was called to order at 6:35 PM, by Susan Allen, President

Directors Present: Susan French Allen, President
Jody Guth, Vice President
Jeanie Northern, Treasurer

Directors Absent: Rob Willgoss, Secretary

Committee Members: Ralph Jungk, Architectural Com
Joe Perez, Neighborhood Watch
Bob Brandenberger, Landscape Com

Representing PCM: Gloria Burns, Community Manager

Homeowners Present: 3 Homeowners

EXECUTIVE SESSION Executive session was from 6:45 p.m. to 7:10 p.m. and dealt with a homeowner payoff of a delinquent account.

MINUTES The Board reviewed the regular meeting minutes of September 10, 2012 Board meeting. Upon motion duly made and seconded;

RESOLVED: The Board approved the September 10, 2012 Board minutes with corrections.

Vote was unanimous.

FINANCIALS The Board reviewed the September and October 2012 Financial Statements with an in depth review of 2060 lien charges. Upon motion duly made and seconded;

RESOLVED: To approve the September and October 2012 Financial statements.

Jody Abstained.

DELINQUENCIES The Board of Directors reviewed the delinquency status report. Upon motion duly made and resolved;

RESOLVED: To approved to lien account 0060108.

Vote was unanimous.

Board approved accounts 0060141 and 006120 to be given to the attorney for Civil lawsuit.

PCM to forward the quit claim deed for correct name of ownership to be used.

COMMITTEES

ARCHITECTURAL The board review the September and October drive through reports. Discussed incomplete architectural plan for 0060115 and the landscape improvement at 0060026. The dead tree has been cut down and but not removed. Drive through will be at end of the month but none for December.

LANDSCAPE Bob Brandenburger was present to discuss the skirting up of all the trees in the common area which has to be six feet from the ground or six feet from the bush under the tree. Upon motion duly made and seconded;

RESOLVED: To approve the removal of eight trees on Pinnacle due to views on Observation are obstructed. Cost, \$1200.00 to be paid from 5290.

Vote was unanimous.

Board will replace those trees upon discussion of selection of a species at the next drive through.

NEIGHBORHOOD WATCH Joe Perez was present and said all 10 block captains are in place now. There was an incident over the weekend which was corrected thanks to gardeners and the latest block captain's quick action. Everything is quiet now with school back in session. Joe Perez requested about a \$125 for the cost of supplies and the board approved the expense for reimbursement.

NEWSLETTER Susan said it is just not happening and needs someone to possibly help and get it going again. Will go over filling the position maybe with Neal Collins, who volunteered to help wherever needed.

WELCOME Sue Tami submitted a report. 4015 Alton Way is for sale. 921 Inspiration Lane recently moved to 1121 Inspiration Lane. 3825 Observation has new renters who used to live in San Marcos.

WEBSITE Susan Allen reported that Tom Miller stepped down from the website for both the Sonata Maintenance Association and Sonata Single Family Website. The position has been filled For Sonata Single Family but not for the Sonata Maintenance Association.

SMA Jeanie Northern requested the Sonata Maintenance Association social flyer to be broken out of the audit mail out cost and request Sonata maintenance Association to reimburse the Sonata HOA.

UNFINISHED BUSINESS

**LANDSCAPE
CONTRACT**

Upon motion duly made and seconded;

RESOLVED: To approve the original landscape contract and not the revised one under the new name.

Vote was unanimous.

PCM to follow through with Dago and Hector of San Marcos Landscape Company for a revised contract.

ANNUAL MEETING

Due to lack of quorum, the annual meeting will be rescheduled for December 5th 2012 at the Home of a board member at 6:30 p.m. with a reduced quorum per the HOA documents.

MAILBOXES

No discussion

NEW BUSINESS

FACILITY USE

Upon motion duly made and seconded;

RESOLVED: To approve the Escondido Facility Contract for the Joslyn Senior Center for the 2013 HOA Board Meetings at a cost of \$20 an hour or two hours max per meeting.

Vote was unanimous

ACTION LIST

Action List was not reviewed.

VIOLATION LIST

The Board reviewed the violation list.

CORRESPONDENCE

The Board of Directors reviewed the correspondence.

NEXT MEETING

The next Board of Directors meeting has been scheduled to Monday January 14th, 2013 at 6:30 PM at the Joslyn Senior Center, 210 Park Avenue, Escondido, CA. The Reconvened Annual Meeting will be Dec 5, 2012 at 6:30 p.m.

ADJOURNMENT

There being no further business to come before the Board of Directors, upon motion duly made and seconded;

RESOLVED: To adjourn the Board of Directors meeting at 8:45 PM.

ATTEST

NAME

DATE

NAME

DATE
