

**SONATA SINGLE FAMILY HOMEOWNER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**

September 8, 2014

LOCATION

The Sonata Single Family Homeowners Association Board of Directors meeting was held Monday, September 8, 2014 at the Joslyn Senior Center, 210 Park Avenue, Escondido, CA.

CALL TO ORDER

The meeting was called to order at 6:30 PM, by Susan Allen, President

Directors Present: Susan French Allen, President
Jody Guth, Vice President
Camille Woodbury, Secretary

Directors Absent: Jeanie Northern, Treasurer
Jennifer Merritt, Member at Large

Committee Members: Ralph Jungk, Architectural
Bob Brandenberger, Landscape
Sue Tami, Welcome Committee

Representing PCM: Karen Ekegren, Community Manager

Guest Present: 5

**HOMEOWNER
FORUM**

Two homeowners thanked the Board for reaching a final resolution for front yard landscape on Exception. They also mentioned excess water coming from the turf area at the mini park. Bob Brandenberger will look at this area with landscape contractor to determine if it is overwatering.

MINUTES

BOARD MINUTES

The Board of Directors reviewed the July 14, 2014 Regular Meeting Minutes. Upon motion duly made and seconded;

RESOLVED: To approve the Regular Meeting Minutes July 14, 2014 as revised. Vote was unanimous.

The Board of directors reviewed the July 14, 2014 Executive Session minutes.

Upon motion duly made and seconded:

RESOLVED: To approve the Executive Session Meeting Minutes for July 14, 2014 as submitted. Vote was unanimous.

Upon motion duly made and seconded:

RESOLVED: To approve the Emergency Executive Session Meeting Minutes for July 17, 2014. Vote was unanimous.

**FINANCIAL
STATEMENT**

The Board reviewed July & August Financial Statements. Upon motion duly made and seconded;

RESOLVED: the Board tabled approval of the July & August 2014

Financial Statements, in the absence of the Treasurer, because of many questions, and will be reviewed at November meeting. Vote was unanimous.

Upon motion duly made and seconded;

RESOLVED: to hold authorization for the pre-lien letter for account #0060001, until response received from letter sent to family member at a new address, update will be presented at November meeting. Motion unanimously carried.

Upon motion duly made and seconded;

RESOLVED: to authorize a lien be placed on Account # 0060014-8. Motion unanimously carried.

COMMITTEE REPORTS

ARCHITECTURAL Ralph reported that several applications were approved and landscaping on Inspiration in front yard now completed and window was removed from home in violation. He stated that pending violations will be checked on September drive through.

LANDSCAPE Bob reported that a home on Inspiration was planting a large palm tree in backyard and they hit an Association main line, which was repaired. Because of this incident the landscape company is in the process of looking at the back yards in this area where easements were granted to see where the main line needs to be relocated. More information will be presented at future meeting.

NEIGHBORHOOD WATCH No report given.

WELCOME Sue Tami reported that there are currently no new homeowners. There are four houses for sale in the community at this time.

WEBSITE No report given.

SMA MEETING No report given.

ANNUAL MEETING

NEW BUSINESS

The Board approved the addition of postage on the return envelopes for the upcoming annual meeting in November to encourage the homeowners to vote. Also they approved the purchase of three gift cards for \$50.00 each, and information to be submitted in with the annual meeting mail out. The Board also authorized an information request document be included in with the mailing to obtain more current information and email addresses. Camille also volunteered

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to revise the ballot cover sheet that is sent to each homeowner to make it more user-friendly and less confusing to the members voting. The words "Write In" will be added to the ballot also.

**AUDIT
REPORT**

Upon motion duly made and seconded:

RESOLVED: to approve the audit report and taxes prepared by Jose Mejares, CPA for fiscal year end June 30, 2014 to be mailed out to the membership per the civil code and governing document regulations. Motion was unanimous.

A response letter was sent to SMA regarding their letter to the Board regarding irrigation and water practices and schedules.

ACTION LIST

The Board reviewed the Action List.

UNRESOLVED

The Board reviewed the Violation report. Next D/T to be scheduled for September 22, 2014 at 9:30 am

**VIOLATIONS
HEARINGS**

Account # 006013 ongoing- violation, window in front yard was moved, no fine assessed at this time.

Account #006005, front yard landscape violation, response given by homeowner and Ralph looked at the front yard and they are now in compliance with landscaping regulations for the community. No fine assessed at this time.

CORRESPONDENCE

The Board reviewed the correspondence.

NEXT MEETING

The next meeting is scheduled for November 10, 2014. The Annual Meeting will be held that same night at 7:30 pm. The regular meeting will be held at 6:30 PM at the Joslyn Senior Center located at 210 Park Avenue, Escondido, CA.

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 8:15 PM and to follow up in Executive Session meeting to discuss legal matter that includes a delinquent owner's account.

ATTEST

NAME DATE

NAME DATE