

**SONATA SINGLE FAMILY HOMEOWNER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 11, 2016**

LOCATION The Sonata Single Family Homeowners Association Board of Directors meeting was held Monday, January 11, 2016 at the Joslyn Senior Center, 210 Park Avenue, Escondido, CA.

CALL TO ORDER The meeting was called to order at 6:30 PM, by Camille Woodbury, President

Directors Present: Camille Woodbury, President
Denise Nelson, Vice President
Jody Guth, Secretary
Jennifer Merritt, Treasurer

Directors Absent: None

Committee Members: Ralph Jungk, Architectural Committee
Joe Allen, Landscape Committee
Sue Tami, Welcome Committee

Representing PCM: Jim Fraker, Community Manager

Others Present: 1 homeowner

HOMEOWNER FORUM The homeowner of account number 1551202 was present regarding the violation of trash cans being left out. The homeowner noted that the trash cans are now being properly put away. The homeowner did note concerns about neighboring trees blocking views. As such, the Architectural Committee will investigate this concern.

MINUTES

BOARD MINUTES The Board of Directors reviewed the minutes of the November 9, 2015 Board Meeting. It was noted that the minutes would be updated to reflect account numbers, not individual homeowner addresses. Correction will also be noted regarding unlocked vehicles. Upon motion duly made and seconded;

RESOLVED: The Board of Directors approved the November 9, 2015 Regular Board Meeting minutes, as corrected.

FINANCIAL STATEMENT Jennifer Merritt reviewed the November 2015 Financial Statements noting the new improved accounting format on the C3 System. Upon motion duly made and seconded;

RESOLVED: The Board of Directors approved the November 2015 Financial Statements, including bank statements and reconciliation reports, as submitted.

DELINQUENCY Delinquency reports were reviewed. Staff will follow up on status of reimbursement request to the Sonata Maintenance Association, for request of reimbursement of the Master Association assessments, related to a prior homeowner bad debt account being written off. Jody Guth noted she will also work with staff on this matter as additional details of the balance owed will be updated on the request to the Sonata Maintenance Association.

- VIOLATIONS** The Board of Directors requested copies of violation letters be provided in the Board packages.
- ARCHITECTURAL** Ralph Jungk noted no December violation drive through due to the holidays. A drive through scheduled for next week. Ralph did note that many homeowners are correcting violations, however several homes will be monitored and sent additional letters as necessary.
- REGULATIONS** Jody Guth noted attendance at the recent Epstein, Grinnell and Howell Legal Symposium, which included review of updated civil codes relating to artificial turf, Jim Fraker noted a sample of specific artificial turf regulations will be provided from another association for consideration by the Board of Directors. Upon motion duly made and seconded;
- RESOLVED:** The Board of Directors approved reimbursement to Jody Guth for mileage related to attendance at the Legal Symposium.
- LANDSCAPE** Joe Allen submitted and reviewed his landscaping report, noting his working with the crew to remove smaller trees in the common area which have either grown out voluntarily or been planted by homeowners, which do not match the common area tree pallets. Joe also noted the park plantings have been completed. It was noted that additional committee members are being solicited. Staff will continue to provide copies of the water bill to Joe Allen to monitor the common area water use.
- WELCOME** Sue Tami noted one new homeowner in the community, as well as a new tenant. Also, one homeowner is moving back into their home.
- WEBSITE** Camille Woodbury reported on the website data.
- SONATA MAINTENANCE ASSOCIATION** Jody Guth noted she will be attending the next Sonata Maintenance Association board meeting. An issue regarding gnats was briefly discussed, noting this is strictly a Sonata Maintenance Association matter.
- FENCE REGULATIONS** Camille Woodbury noted the updated fence guidelines are approved and now on the website.
- RESERVE STUDY** Upon motion duly made and seconded;
- RESOLVED:** The Board of Directors approved to have Intraspect complete a full onsite Reserve Study.
- ACTION LIST** The Board of Directors and Jim Fraker reviewed the action list noting completed items and ongoing items. Ongoing items include Board consideration of updating regulations to specifically allow larger real estate signs. Staff will continue to follow up with 2 homeowners with delinquent balances.
- VIOLATIONS** The Board of Directors reviewed the violation report and as noted earlier, violation correspondence will be placed in the Board packages. Response letters from homeowners on violations were also noted.

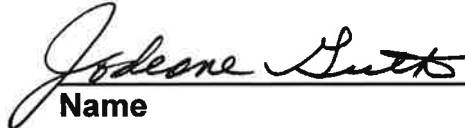
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WORK ORDERS A report of work orders will be placed in future Board Packages.

NEXT MEETING The next Board meeting is scheduled for Monday, March 14, 2016, to 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 the meeting was adjourned at 8:20 pm

ATTEST

 Name	<u>3-14-16</u> Date
_____ Name	_____ Date