

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, January 23, 2023 | On the Border Restaurant
298 Via Rancho Parkway, Escondido
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Sonata Single Family Homeowners Association Board of Directors was called to order at 7:10pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Saeed Abdollahi, President
Camille Woodbury, Secretary
Jody Guth, Treasurer

DIRECTORS ABSENT

Lorena Collins, Director

ASSOCIA-PCM

Jim Fraker, Senior Community Manager

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

2. HOMEOWNER FORUM

No comments from homeowners for the forum.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review/Steve Tignor reported he is working with staff to update the status of all violations/The Board noted a homeowner appeal regarding a side yard/free standing privacy screen was denied.
- B. Landscape Report/Camille Woodbury noted she is working with San Marcos Landscape regarding their regular maintenance rotation schedule.
- C. Action List/The Board noted the need for a comprehensive action list to include references to status of reimbursements for prelien letters and late letters, confirming delinquent homeowners being charged 10% late fees of the current assessment dues, review of the trimming of common area shrubs, review of the common area irrigation system, repair of stucco on entry monument signs, consideration of the collections service provider, creation of a management comparative costs spreadsheet.
- D. Welcome Committee Report/Sue Tami provided her Welcome Committee report.

- E. Financial Report/2023-2024 Budget to be finalized/The Board declined consideration of an updated Delinquency Collection Policy presented by staff noting they have an established Collection Policy.

4. CONSENT CALENDAR

Motion: Abdollahi

Second: Guth

Resolution: That the Consent Calendar items listed be approved/accepted as presented.

Ayes: Abdollahi, Guth, Woodbury

Nays: None

A. Financial Reports – November and December 2022

It is Board policy to review the draft financial statements at each General Session Board Meeting. Associa-PCM has prepared and attached the most recent financial statements for review and acceptance by the Board.

The notable December 2022 highlights are as follows:

Operating Funds*	\$20,336.47
Reserve Funds	\$65,197.80
Accounts Receivable**	\$29,818.70
Prepaid Expenses	\$3,571.01
Other Current Assets	\$0.00
Total Assets	\$30,865.79
Total Liabilities	\$21,602.40
Current Year Net Income or (Loss)	(\$763.47)

*Reflects \$12,472.18 due to operating from reserves.

**Included in the Accounts Receivable are two accounts that are in collections and allowance for doubtful accounts (if any). See the Delinquency Report for details.

GL 6160 (Trees) actual \$2,065.00 vs budget \$4,500.00 and GL 6200 (Irrigation Repairs) actual \$11,552.79 vs budget \$4,000.00, both GL's July – December 2022 fiscal year.

Resolution: That the November and December 2022 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – November 28, 2022

Resolution: That the General Session minutes dated November 28, 2022 be approved as presented.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. 2023-2024 Budget (draft)/Reserve Study

The Board noted a proposed (by staff) 2023 – 2024 Budget. Also, an updated Reserve Study was noted by Intraspect referencing the Association is 108% funded. Budget to be finalized at the next Board meeting.

B. Board Vacancy

Noting non response from a newly elected Board member, staff will reach out to confirm the new Board member intends to resign from the Board.

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar
- B. Site Map

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Sonata Single Family Homeowners Association Board of Directors is scheduled for Monday, March 27, 2023 at On the Border Restaurant. Executive Session will begin at 6:30pm and General Session will follow at 7:00pm.

9. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 8:10pm.

Approved Date

Approval Signature

Printed Name