

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, January 24, 2022 | Park Avenue Center, 210 E. Park Avenue
Escondido, CA.
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 7:30pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Cameron Cyrus, Vice President
Brian Gibbs, Secretary (via telephone)
Jody Guth, Treasurer, Treasurer

DIRECTORS ABSENT

Saeed Abdollahi, President

ASSOCIA-PCM

Jim Fraker, Senior Community Manager

2. 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.

3. HOMEOWNER FORUM

No input for the Homeowner Forum.

4. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review/Steve and Eleni Tignor of the Architectural Committee noted ongoing pursuit of violations.
- B. Landscape Report/Jody Guth noted concern of a recent water leak and as such, suggested weekly readings of the six water meters by San Marcos Landscape; the Board concurred. A proposal for trimming palm trees was tabled to the next Board meeting.
- C. Action List/Sue Tami provided the Welcome Committee report.
- D. Financial Report

5. CONSENT CALENDAR

Motion: Guth
Second: Cyrus

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

Ayes: Guth, Gibbs, Cyrus

Nays: None

A. Financial Report – November 2021

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 November 2021 highlights are as follows:

Operating Funds*	\$32,851.73
Reserve Funds	\$66,463.49
Accounts Receivable**	\$24,904.09
Prepaid Expenses	\$3,770.27
Other Current Assets	\$0.00
Total Assets	\$38,843.25
Total Liabilities	\$19,488.25
Current Year Net Income or (Loss)	(\$7,572.03)

*Reflects \$5,148.59 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.

Financial Variances July – November 2021 (fiscal year five months) GL #6025 Water budgeted \$20,000.00, actual \$24,969.06: GL #6160 Trees budgeted \$1,458.00, actual \$3,385.00.

Resolution: That the November 2021 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – November 22, 2021

Resolution: That the General Session minutes dated November 22, 2021 be approved as presented.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Broken Concrete Bench

Jim Fraker noted receiving a report today of a broken concrete table/bench at the upper Inspiration Lane Park. As such, the Board directed for bids to immediately be obtained to remove the concrete table/bench.

B. Reserve Study Proposal

Motion: Guth
Second: Cyrus

Resolution: That the reserve study bid submitted by Intraspect be approved to complete a reserve study, inclusive of a physical inspection, for a total cost of \$845.00 with funds to be expended from operating account #7095 Professional Services which has \$1,000.00 remaining in the current fiscal year.

Ayes: Guth, Cyrus, Gibbs
Nays: None

8. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar
- B. Site Map

9. NEXT MEETING & SITE REVIEW

The next Meeting of the Sonata Single Family Homeowners Board of Directors is scheduled for Monday, March 28, 2022 at Park Avenue Center, 210 E. Park Avenue, Escondido. Executive Session will begin at 6:30pm and General Session will follow at 7:00pm. It was noted the cost to utilize the City facility has significantly increased for 2022 and as such, the Board and staff will be considering possible alternate meeting locations to commence with the May 2022 Board meeting.

10. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 8:30pm.

Approved Date

Approval Signature

Printed Name