

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, January 27, 2020 | Park Avenue Center at
210 Park Avenue, Escondido, CA 92025
General Session Minutes

1. CALL TO ORDER – GENERAL SESSION

The General Session meeting of the Sonata Single Family Association Board of Directors was called to order at 6:30 PM by Cameron Cyrus. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Cameron Cyrus
Brian Gibbs
Saeed Abdollahi

DIRECTORS ABSENT

Jody Guth

ASSOCIA-PCM

Jim Fraker, Community Manager

COMMITTEE MEMBERS PRESENT

Steve & Eleni Tignor – Architectural
Sue Tami – Welcome

OTHERS PRESENT

Three Homeowners

2. HOMEOWNER FORUM

No homeowner comments for the Homeowner Forum.

3. COMMITTEE REPORTS

The following reports were reviewed and filed:

A. Architectural Committee Report

Steve and Eleni Tignor presented the architectural report noting several ongoing violations.

B. Landscape

The landscaper will be directed to trim several trees.

C. Welcome Committee Report

Sue Tami presented the welcome committee report.

4. Financial Report –October, November, and December 2019

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 highlights are as follows:

Operating Funds*	\$64,059.46
Reserve Funds	\$57,833.72
Accounts Receivable**	\$47,280.23
Prepaid Expenses	\$3,272.49
Other Current Assets	0.00
Total Assets	\$81,585.86
Total Liabilities	\$13,332.55
Current Year Net Income or (Loss)	\$7,005.88

*Reflects \$2,703.13 due to operating from reserves

**Included in the Accounts Receivable are 4 accounts that are in collections.

The Board deferred discussion and approval of the financials.

5. General Session Minutes – May 28, 2019 and November 25, 2019

Resolution: That the General Session minutes dated May 28, 2019 and November 25, 2019 be approved.

Ayes: Cyrus, Gibbs, Abdollahi

Nays: None

6. OLD BUSINESS

A. Collection Policy

Resolution: To approve the assessment billing and collection policy noting no homeowner comments.

7. NEW BUSINESS

A. Annual Meeting Rules

The Board of Directors reviewed a proposal from Delphi Law to prepare updated Annual Meeting Election Rules.

Resolution: To approve the preparation of updated annual meeting election rules.

Ayes: Cyrus, Gibbs, Abdollahi

Nays: None

B. Mailbox

Jim Fraker reported on a mailbox bumped by a homeowner's Patio installation company. It was noted the Patio company straightened the mailbox. Board members will look to determine if additional repair is needed.

C. Board Officer

Cameron Cyrus noted he is stepping down as President. He will still remain on the Board.

D. Liens

Resolution: to approve for Delphi Law to lien accounts #202-4220, #224-1621, and #235-5245.

8. REFERENCE MATERIAL (INFORMATIONAL ONLY)

A. Annual Calendar

B. Site Map

9. NEXT MEETING & SITE REVIEW

The next Meeting of the Sonata Single Family Home HOA Board of Directors is scheduled for Monday, March 23, 2020 at Park Avenue Center at 6:30 PM.

The next community site review is scheduled for Monday, February 10, 2020 at Sonata Single Family Homes HOA.

10. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 7:40 PM by Cameron Cyrus.

Approved Date

Approval Signature

Printed Name