

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, July 24, 2023 | Community Park On Site
(across from 1017 Inspiration Lane, 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 7:00pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Saeed Abdollahi, President
Jody Guth, Treasurer

DIRECTORS ABSENT

It was noted Camille Woodbury
resigned from the Board on July 22, 2023

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

One homeowner present; no input for the Board to consider.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review
- B. Landscape Report/Board to consider common area improvement proposals/Homeowner report regarding snails; snails on the Sonata Maintenance Association common area.
- C. Action List/Painting work pending the Sonata Single Family monuments.
- D. Financial Report/Staff to investigate Rincon water billings payments.

4. CONSENT CALENDAR

Motion: Abdollahi
Second: Guth

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

Ayes: Abdollahi, Guth

Nays: None

A. Financial Reports – May and June 2023

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 June 2023 fiscal year end highlights are as follows:

| | |
|--|--------------------|
| Operating Funds* | \$45,166.79 |
| Reserve Funds | \$65,758.46 |
| Accounts Receivable** | \$25,830.16 |
| Prepaid Expenses | \$591.53 |
| Other Current Assets | \$0.00 |
| Total Assets | \$48,728.09 |
| Total Liabilities | \$33,197.59 |
| Current Year Net Income or (Loss) | \$11,003.59 |

*Reflects \$14,822.18 due from operating to reserves.

**Included in the Accounts Receivable are two accounts that are in collections. See the Delinquency Report for details.

GL 6025 (water) \$36,400.60 actual vs \$52,000.00 budgeted and GL 6200 (irrigation repairs) \$20,569.39 actual vs \$8,000.00 budgeted, both July 2022 – June 2023.

Resolution: That the May and June 2023 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – May 22, 2023

Resolution: That the General Session minutes dated May 22, 2023 be approved as presented.

5. UNFINISHED BUSINESS

A. Violations Fines

Discussion tabled.

6. NEW BUSINESS

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

A. Annual Calendar/Annual Meeting (January)

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, September 25, 2023 at the Community Park On Site, across from 1017 Inspiration Lane. Executive Session will begin at 6:00pm and General Session will follow at 6:30pm.

9. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 7:30pm.

Approved Date

Approval Signature

Printed Name