

**SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Monday, July 25, 2022 | Upper Inspiration Lane Park On-Site**  
**(across from 1017 Inspiration Lane)**  
**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 7:25pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

**DIRECTORS PRESENT**

Saeed Abdollahi, President  
Brian Gibbs, Secretary  
Jody Guth, Treasurer

**DIRECTORS ABSENT**

Cameron Cyrus, Vice 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**

The following owner input was provided during forum:

- A homeowner thanked the Board for raising the HOA dues, noting the need to have funds to properly maintain the community, including annual trimming of palm trees.

**4. REPORTS**

The following reports were reviewed and filed:

- A. Architectural Review/Steve Tignor noted he can place flyers on refuse containers which are not put away for first time violators.
- B. Landscape Report/The Board noted reports of vandalism to the irrigation system/Consideration of tree removals and planting will be reviewed with neighboring homeowners.
- C. Action List/Consideration of a new concrete picnic table at the upper Inspiration Lane Park will be reviewed with neighboring homeowners.
- D. Financial Report/Jody Guth will work with Jim Fraker regarding a question relating to the May 2022 financial report.

**5. CONSENT CALENDAR**

Motion: Guth  
Second: Gibbs

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

Ayes: Guth, Gibbs, Abdollahi  
Nays: None

**A. Financial Report – June 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 June 2022 highlights are as follows:

Operating Funds*	\$42,337.33
Reserve Funds	\$69,571.13
Accounts Receivable**	\$30,161.84
Prepaid Expenses	\$544.85
Other Current Assets	(\$98.00)
<b>Total Assets</b>	<b>\$50,263.18</b>
<b>Total Liabilities</b>	<b>\$34,558.77</b>
<b>Current Year Net Income or (Loss)</b>	<b>(\$1,409.62)</b>

\*Reflects \$5,373.59 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.

GL 6025 (water) actual \$49,889.14 vs budget \$48,000.00 July 2021 – June 2022 FY and GL 6200 (irrigation repairs) actual \$8,862.29 vs budget \$3,000.00 July 2021 – June 2022 FY.

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

**B. General Session Minutes – May 23, 2022**

Resolution: That the General Session minutes dated May 23, 2022 be approved as presented.

**5. REFERENCE MATERIAL (INFORMATIONAL ONLY)**

The following reference materials were reviewed and filed:

- A. Annual Calendar/Annual Meeting schedule for September 26, 2022.
- B. Site Map

**6. NEXT MEETING & SITE REVIEW**

The next Meeting of the Sonata Single Family Homeowners Association Board of Directors is scheduled for Monday, September 26, 2022 at the Upper Inspiration Lane Park. Executive Session will begin at 5:30pm and General Session will follow at 6:00pm.

**7. ADJOURNMENT**

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

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Approved Date

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Approval Signature

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Printed Name