

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, July 26, 2021 | 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 7:03pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

None

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.

Foreclosure Action: A resolution to foreclose was passed in the Executive Session Meeting on the separate interest of APN 272-661-27-00.

2. HOMEOWNER FORUM

The following owner input was provided during forum:

- Homeowners expressed concern regarding a POD in the driveway of 851 Inspiration Lane. The Board noted enforcement action was approved at the Executive meeting.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review – Committee members Steve and Eleni Tignor presented final updates for new paint colors. Motion by Abdollahi and seconded by Gibbs: Resolved: to approve the updated paint colors, to be effective immediately. The Committee will work with staff on implementing and noticing the homeowners of the updated approved colors.
- B. Landscape Report – The Board noted a concern regarding a possible common area irrigation leak was investigated June 18, 2021 for account #155-1354 and that the Board met in emergency session on June 28, 2021 to consider the

investigation. As such, the homeowner was sent correspondence on July 9, 2021 noting there is no leak on the common area irrigation and as such, there is no damage to the homeowner's rear yard landscape related to the common area irrigation.

- C. Action List – The Board reviewed the report noting ongoing items including credit pending for extra administrative charges for extra violation letters.
- D. Welcome Committee Report – Sue Tami provided a Welcome Committee Report.
- E. Financial Report – Jim Fraker noted information has been provided regarding a prior question of a \$10.00 expense on the April 2021 financial statement. It was noted Newman, CPA is handling the fiscal year end (June 2021) audit and tax filings. Jody Guth noted concerns regarding legal fees which will be investigated by staff with Delphi Law.

(At this point in the meeting, Cameron Cyrus left the meeting, via telephone).

4. CONSENT CALENDAR

Motion: Guth
Second: Gibbs

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

Ayes: Abdollahi, Gibbs, Guth
Nays: None

A. Financial Reports – May and June 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 June 2021 (fiscal year end) highlights are as follows:

Operating Funds*	\$57,188.47
Reserve Funds	\$66,229.02
Accounts Receivable**	\$23,518.28
Prepaid Expenses	\$582.87
Other Current Assets	\$0.00
Total Assets	\$58,606.78
Total Liabilities	\$24,669.75
Current Year Net Income or (Loss)	\$11,877.11

*Reflects \$3,178.46 due to operating from reserves

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

Resolution: That the May 2021 financial statement be accepted as presented subject to audit or review. June 2021 financial statement approval pending resolution of questions raised by Jody Guth.

B. General Session Minutes – May 24, 2021

Resolution: That the General Session minutes dated May 24, 2021 be approved as presented.

5. UNFINISHED BUSINESS

A. Concrete Benches

Consideration of removal and replacement of concrete benches will be considered at the next Board Meeting.

6. NEW BUSINESS

A. Tree Removal Proposal

The Board noted a tree removal proposal from San Marcos Landscape which will be reconsidered at the next Board Meeting.

B. Violation Fines Schedule

Motion: Guth
Second: Gibbs

Resolution: That the violation \$ fines schedule be updated to note first Hearings violations subject to the current \$50.00 fines, second Hearing violation be subject to a \$100.00 fine and third Hearings violations be subject to a \$150.00 fine. Staff will notice the members of the updated fine schedule to be effective immediately.

Ayes: Guth, Gibbs, Abdollahi

Nays: None

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar – It was noted that the Annual membership meeting and Board election meeting scheduled for today did not obtain quorum and as such, the meeting will be rescheduled (with reduced quorum requirements, per the By Laws) for Thursday, August 26, 2021 at 6:00pm at the upper Inspiration Lane park.
- 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 27, 2021 at the Park Avenue Center, 210 E. Park Avenue, Escondido, CA. 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 7:40pm.

Approved Date

Approval Signature

Printed Name