

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, July 27, 2020 | Conference Call In
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 6:35pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Cameron Cyrus, Prior President

ASSOCIA-PCM

Jim Fraker, Senior Community Manager

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting will be held immediately following 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

Four homeowners were present (via telephone call in). No issues raised by the homeowners.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review. Steve Tignor reported on the Committee activities of reviewing the community for violations and reviewing architectural applications.
- B. Landscape Report
- C. Action List. Annual election rules to be mailed to the members for review, CPA to complete tax filings and audit, upper park concrete table/bench to be inspected by all for possible repair.
- D. Welcome Committee. The Board noted the committee report by Sue Tami.

4. CONSENT CALENDAR

Motion: Guth
Second: Gibbs

Resolution: That the Consent Calendar items listed be approved/accepted with noted updates.

Ayes: Guth, Abdollahi, Gibbs

Nays: None

A. Financial Report – May and June 2020

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 2020 highlights are as follows:

| | |
|--|--------------------|
| Operating Funds* | \$63,797.72 |
| Reserve Funds | \$60,693.47 |
| Accounts Receivable** | \$18,255.88 |
| Prepaid Expenses | \$842.17 |
| Other Current Assets | \$0.00 |
| Total Assets | \$82,895.77 |
| Total Liabilities | \$21,624.13 |
| Current Year Net Income or (Loss) | \$4,949.21 |

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

**Included in the Accounts Receivable are 4 accounts that are in collections and allowance for doubtful accounts (if any). See the Delinquency Report for details.

Resolution: That the May 2020 financial statements be accepted as presented subject to audit or review and the June 2020 financial statement to be reviewed for a \$10.00 payment to the Franchise Tax Board.

B. General Session Minutes – May 26, 2020

Resolution: That the General Session minutes dated May 26, 2020 be approved as updated regarding the collection contact with Sonata Maintenance Association.

5. UNFINISHED BUSINESS

A. Annual Meeting

The annual meeting is pending, with the mailing of the election rules to the members.

6. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

A. Site Map

B. Annual Calendar

7. NEXT MEETING & SITE REVIEW

The next Meeting of the Sonata Single Family Homeowners Association Board of Directors is scheduled for Monday, September 28, 2020 tentatively at Park Avenue Center, 210 Park Avenue, Escondido. General Session will begin at 6:30pm and Executive Session will immediately follow.

The next community site review is to be completed independently by the architectural committee and staff.

8. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 7:05pm to Executive Session.

Approved Date

Approval Signature

Printed Name