

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, March 22, 2021 | Zoom Meeting
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 7:18pm. 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
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.

2. HOMEOWNER FORUM

No homeowners present for the homeowner forum.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review
- B. Landscape Report
- C. Action List – Ongoing items were noted and Jody Guth noted to add reconciling and credits related to account balances for two prior owners as well as a credit for the City of Escondido Park Avenue meeting room reservations.
- D. Welcome Committee - Sue Tami phoned into the meeting noting a full report to be provided at the next Board meeting.
- E. Financial Report – Pending Intraspect company Reserve Study to be provided to the Board of Directors by staff.

4. CONSENT CALENDAR

Motion: Guth
Second: Gibbs

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

Ayes: Guth, Gibbs, Abdollahi, Cyrus

Nays: None

A. Financial Reports – January and February 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 February 2021 highlights are as follows:

Operating Funds*	\$67,516.88
Reserve Funds	\$64,325.42
Accounts Receivable**	\$49,076.38
Prepaid Expenses	\$2,534.55
Other Current Assets	\$0.00
Total Assets	\$86,101.49
Total Liabilities	\$29,955.35
Current Year Net Income or (Loss)	\$1,441.50

*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 January and February 2021 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – January 25, 2021

Resolution: That the General Session minutes dated January 25, 2021 be approved as presented.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. 2021 – 2022 Budget (draft)

The Board of Directors noted a staff prepared draft budget, which reflected no changes in the Association assessments, which will be reviewed and updated for final approval at the next Board meeting. Jody Guth expressed concern

regarding administrative expenses. The pending Reserve Study will be considered for the final budget.

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar
- 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, May 24, 2021 via Zoom. 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 7:45pm.

Approved Date

Approval Signature

Printed Name