

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, March 27, 2023 | On the Border Restaurant
298 E. Via Rancho Parkway, 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 7:20pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Saeed Abdollahi, President
Camille Woodbury, Secretary
Jody Guth, Treasurer

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 homeowner forum items raised for the forum.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review/The Committee members and Board of Directors noted a fence application approved for #258-6700 contingent upon no infringement on views for neighbors. Also, the Architectural Guidelines will be updated to clarify acceptable fence materials. Staff to send two violation letters regarding unacceptable banners and signs. Also, the Committee and Board members noted the use of artificial plants/flowers would be considered (similar to artificial turf grass), pending any Architectural applications.
- B. Landscape Report/The Board thanked Camille for her landscape report, noting items being handled by San Marcos landscape and common area landscape improvements under consideration.
- C. Action List/Completed and ongoing action items noted.
- D. Welcome Committee/Sue Tami presented her Welcome Committee report.

- E. Financial Report/PCM Invoice – The Board noted extra charges on invoices to be negotiated as part of the PCM contract renewal.

4. CONSENT CALENDAR

Motion: Woodbury

Second: Guth

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

Ayes: Abdollahi, Woodbury, Guth

Nays: None

A. Financial Reports – January and February 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 February 2023 highlights are as follows:

Operating Funds*	\$26,617.93
Reserve Funds	\$63,817.35
Accounts Receivable**	\$28,247.96
Prepaid Expenses	\$2,577.85
Other Current Assets	\$0.00
Total Assets	\$34,583.35
Total Liabilities	\$19,286.69
Current Year Net Income or (Loss)	\$7,102.80

*Reflects \$14,346.85 due to operating from reserves

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

GL 6200 (irrigation repairs) \$12,248.35 actual vs \$5,333.00 budgeted and GL 6025 (water) \$27,327.63 vs \$34,667.00 budgeted, both July 2022 – February 2023.

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

B. General Session Minutes – January 23, 2023

Resolution: That the General Session minutes dated January 23, 2023 be approved as presented.

5. UNFINISHED BUSINESS

A. 2023 – 2024 Budget

Motion: Abdollahi

Second: Woodbury

Resolution: to approve the 2023 – 2024 budget, noting monthly assessments to increase \$16.00/month, effective July 1, 2023.

Ayes: Guth, Woodbury, Abdollahi

Nays: None

6. NEW BUSINESS

A. Violation Fines/Timing of letters

Discussion of fines and timing of letters tabled to the next Board meeting.

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

A. Annual Calendar/Annual Meeting

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 22, 2023 at 1011 Inspiration Lane, Escondido. 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 8:20pm.

Approved Date

Approval Signature

Printed Name