

**SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Monday, March 28, 2022 | 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 7:15pm. 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.*

*Foreclosure Action: A resolution to foreclose was passed in the Executive Session Meeting on the separate interest of APN 272-661-14-00.*

**3. HOMEOWNER FORUM**

The following owner input was provided during forum with two homeowners present:

- Request to have common area components fully maintained including replacement of broken park furniture and replanting of trees. The Board concurred that these common area components can and will be handled with reserves and increased budgeting for common area landscape maintenance, including trees.

**4. REPORTS**

The following reports were reviewed and filed:

- A. Architectural Review
- B. Landscape Report – The Board noted the need for an active Landscape Committee Chairman
- C. Action List
- D. Welcome Committee Report

E. Financial Report/Updated Reserve Study pending and Additional Audit/Tax filings proposal

**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 Reports – January and February 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 February 2022 highlights are as follows:

Operating Funds*	\$29,599.92
Reserve Funds	\$67,666.26
Accounts Receivable**	\$25,101.93
Prepaid Expenses	\$2,521.85
Other Current Assets	\$0.00
<b>Total Assets</b>	<b>\$34,540.86</b>
<b>Total Liabilities</b>	<b>\$13,900.13</b>
<b>Current Year Net Income or (Loss)</b>	<b>(\$2,081.30)</b>

\*Reflects \$5,148.59 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.

Water (GL 6025) under budget due to reversal of prior month accruals.

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

**B. General Session Minutes – January 24, 2022**

Resolution: That the General Session minutes dated January 24, 2022 be approved as presented.

**6. UNFINISHED BUSINESS**

**7. NEW BUSINESS**

**A. 2022-2023 Budget**

Motion: Guth  
Second: Gibbs

Resolution: To approve the 2022-2023 Budget, noting a \$16.00 increase in the monthly dues, effective July 1, 2022.

Ayes: Guth, Gibbs, Abdollahi  
Nays: None

**B. Collection Policy**

Motion: Guth  
Second: Gibbs

Resolution: to approve the collection policy to be included in the upcoming budget mailing.

Ayes: Guth, Gibbs, Abdollahi  
Nays: None

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

The following reference materials were reviewed and filed:

- A. Annual Calendar
- B. Site Map

**9. NEXT MEETING & SITE REVIEW**

The next Meeting of the Sonata Single Family Homeowners Association Board of Directors is scheduled for Monday, May 23, 2022 on site at the upper Inspiration Lane park. Executive Session will begin at 6:30pm and General Session will follow at 7:00pm.

**10. ADJOURNMENT**

There being no further business to come before the board in General Session, the meeting was adjourned at 7:55pm.

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Approved Date

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Approval Signature

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Printed Name