

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, May 22, 2023 | 1011 Inspiration Lane
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 7:10pm. 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

The following owner input was provided during forum:

- A Board member guest from the adjoining Sonata Patio Homes Association was present to note the need for brush abatement to be completed on the passive landscape areas maintained by the Sonata Maintenance Association. She noted she will also be attending the Sonata Maintenance Association Board meeting tomorrow.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review/The Board of Directors noted the Architectural Guidelines provisions pertaining to fences, walls and gates are now updated.
- B. Landscape Report/The Board thanked Camille for her comprehensive Landscape report. Per the report, the Board members are to consider proposed additional common area plantings.
- C. Action List/Noting a recent issue with several mailboxes being vandalized in the community, the Board thanked Jody for her work with the United States Postal Service to secure the installation of four new Multi Box Unit pedestal mailboxes in the community.
- D. Welcome Committee/Sue Tami's written report was noted.

- E. Financial Report/Jose Mejares, CPA to be handling the June 2023 FYE tax filings and financial review. Jim Fraker thanked the Board for the payment of some of outstanding PCM invoices. Also, the new 2023 – 2024 Budget is being mailed to the homeowners.

4. CONSENT CALENDAR

Motion: Woodbury
 Second: Guth

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

Ayes: Woodbury, Guth, Abdollahi
 Nays: None

A. Financial Reports – March and April 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 April 2023 highlights are as follows:

Operating Funds*	\$37,694.68
Reserve Funds	\$64,787.77
Accounts Receivable**	\$26,287.56
Prepaid Expenses	\$1,584.69
Other Current Assets	\$0.00
Total Assets	\$42,706.54
Total Liabilities	\$16,016.58
Current Year Net Income or (Loss)	\$20,330.10

*Reflects \$14,822.18 due to operating from reserves.

**Included in the Accounts Receivable are two accounts that are in collections. GL 6025 (water) \$27,783.79 actual vs \$43,333.00 budgeted and GL 6200 (irrigation repairs) \$13,530.55 actual vs \$6,667.00 budgeted, both for July 2022 – April 2023.

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

B. General Session Minutes – March 27, 2023

Resolution: That the General Session minutes dated March 27, 2023 be approved as presented.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar/Annual Meeting (January)
- 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, July 24, 2023 at 1011 Inspiration Lane. 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