

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, May 23, 2022 | Upper Inspiration Lane Park On-Site
(across from 1017 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 8:00pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Cameron Cyrus, Vice President
Brian Gibbs, Secretary
Jody Guth, Treasurer

DIRECTORS ABSENT

Saeed Abdollahi, 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:

- One homeowner noted pending installation of a stucco wall and painting of the home. The Board instructed the homeowner to submit an architectural application.

4. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review – Steve Tignor was present. The Board thanked Steve for his work to review violations in the community.
- B. Landscape Report – The Board expressed the need for San Marcos Landscape to be proactive with the removal of dead shrubs. Also, per input from the community, San Marcos Landscape to submit proposals to add trees and shrubs in the common area.
- C. Action List – The Board and staff reviewed the Action List noting completed and ongoing items including obtaining additional proposals to install new concrete

tables at the Inspiration Lane and Monument Place parks and benches at the end of the Bluff Place and Pinnacle Place Cul de Sacs.

- D. Welcome Committee Report – Sue Tami provided and review her Welcome Committee report noting new homeowners and residents in the community as well as homes for sale. The Board thanked Sue for her report.
- E. Financial Report – Jody Guth noted several questions related to accounts payables, a transfer fee and reconciling reserve cash owed to operating cash. Staff to work with Jody to resolve these issues.

5. CONSENT CALENDAR

Motion: Gibbs

Second: Cyrus

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

Ayes: Gibbs, Cyrus, Guth

Nays: None

A. Financial Reports – March and April 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 April 2022 highlights are as follows:

Operating Funds*	\$39,164.79
Reserve Funds	\$68,618.14
Accounts Receivable**	\$23,972.79
Prepaid Expenses	\$1,533.35
Other Current Assets	\$0.00
Total Assets	\$41,988.09
Total Liabilities	\$17,844.19
Current Year Net Income or (Loss)	\$4,225.87

*Reflects \$5,373.59 due to operating from reserves.

**Included in the Accounts Receivable are two (2) accounts that are in collections and allowance for doubtful accounts (if any). See the Delinquency Report for details.

GL 6025 (water) actual April expense of \$2,224.64 vs budget of \$4,000.00 and GL 6435 (pest control) actual April expenses of \$950.00 (treating snails) vs budget of \$41.67.

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

B. General Session Minutes – March 28, 2022

Resolution: That the General Session minutes dated March 28, 2022 be approved as presented.

6. UNFINISHED BUSINESS

A. Tax Filings/Reviews

Motion: Gibbs
Second: Guth

Resolution: Jose Mejares, CPA to complete the June 30, 2022 and June 30, 2023 fiscal year end tax filings and financials reviews for \$900.00 and \$895.00, respectively.

Ayes: Gibbs, Guth, Cyrus
Nays: None

7. NEW BUSINESS

A. Palm Tree Trimming

Motion: Guth
Second: Gibbs

Resolution: That bid #1671 submitted by San Marcos Landscape be approved to trim seventeen (17) common area palm trees for a total cost of \$2,715.00 with funds to be expended from operating account #6160, to be expensed with the new July 1, 2022 fiscal year budget, which has \$9,000.00 budgeted for trees.

Ayes: Guth, Gibbs, Cyrus
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, July 25, 2022 at the upper Inspiration Lane Park, On-Site. Executive Session will begin at 6:30pm and General Session will follow at 7:00pm. As noted by Staff, the September 26, 2022 Board meeting will also be On-Site at the upper Inspiration Lane Park and the November 28, 2022 Board meeting is

tentatively scheduled for the Park Avenue Community Center, 210 East Park Avenue, Escondido, CA.

10. ADJOURNMENT

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

Approved Date

Approval Signature

Printed Name