

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, May 24, 2021 | Inspiration Lane upper picnic park On Site
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
Jody Guth, Treasurer
Brian Gibbs, Secretary

DIRECTORS ABSENT

Cameron Cyrus, Vice President

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:

- The homeowner of account #155-1354 expressed concern regarding a possible leak of common area landscape water which is causing distress to her trees. As such, a review of the Association irrigation system will be completed in this area by the Association's landscaper to confirm no leaks.
- The homeowner of account #155-0559 thanked the Board of Directors for their service to the community.

3. REPORTS

The following reports were reviewed and filed:

- A. Welcome Committee – Sue Tami provided a comprehensive written report noting fourteen homes sold since March 2020.
- B. Landscape Report – San Marcos Landscape continues monitoring of water usage on the common area, including review of the water meters for possible leaks.
- C. Action List – Items reviewed including pending reconciliation/credits of management pass through charges and reconciliation of late fees and interest charges for several homeowners. A question was also raised regarding an annual supply fee, which will be investigated. Also, the Board noted a proposal to remove the broken bench at the end of Pinnacle Place as well as replacement of broken concrete benches with wood benches on one of the upper Inspiration

Lane picnic tables. As such, the Board approved to have the work completed contingent upon final review of the project.

D. Financial Report – The Reserve Study indicates the Association is 87% funded.

4. CONSENT CALENDAR

Motion: Abdollahi

Second: Guth

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

Ayes: Abdollahi, Gibbs, Guth

Nays: None

A. Financial Reports – March and April 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 April 2021 highlights are as follows:

Operating Funds*	\$70,807.62
Reserve Funds	\$65,276.65
Accounts Receivable**	\$24,072.03
Prepaid Expenses	\$1,558.71
Other Current Assets	\$0.00
Total Assets	\$73,755.52
Total Liabilities	\$28,535.15
Current Year Net Income or (Loss)	\$10,577.58

*Reflects \$2,227.80 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. Jody Guth raised a question regarding a \$10.00 payment posting to the State. As such, the March and April financial statements were not approved.

B. General Session Minutes – March 22, 2021

Resolution: That the General Session minutes dated March 22, 2021 be approved as presented.

5. UNFINISHED BUSINESS

A. 2021 – 2022 Budget

Motion: Gibbs
Second: Abdollahi

Resolution: to approve the 2021 – 2022 budget, to be effective July 1, 2021, with the association total dues to remain unchanged at \$133.00/per month (which is comprised of \$107.00 for Sonata Single Family and \$26.00 for Sonata Maintenance Association).

Ayes: Gibbs, Abdollahi, Guth
Nays: None

6. NEW BUSINESS

A. Landscape Improvement Request for Sonata Maintenance Association

Brian Gibbs noted the need for Sonata Single Family to request for Sonata Maintenance Association to install irrigation and plantings on the slope behind several homes on lower Inspiration Lane.

Motion: Guth
Second: Abdollahi

Resolution: to request for Sonata Maintenance Association to install irrigation and plants on the slope behind homes on lower Inspiration Lane.

Ayes: Guth, Abdollahi, Gibbs
Nays: None

B. Tree Trimming

Motion: Guth
Second: Gibbs

Resolution: That bid #1558 submitted by San Marcos Landscape be approved to trim trees along Beethoven adjacent to Inspiration Lane and Alton Way for a total cost of \$1,750.00 with funds to be expended from operating account #6160 which has \$6,340.00 remaining in the current fiscal year.

Ayes: Abdollahi, Gibbs, Guth
Nays: None

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Meeting Notice and ballots to be mailed
- 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 26, 2021 tentatively (pending no Covid restrictions) at The Park Center, 210 Park Avenue, 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 8:15pm.

Approved Date

Approval Signature

Printed Name