

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, November 22, 2021 | Park Avenue Center
210 East Park Avenue, 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 7:30pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Saeed Abdollahi, President (via phone)
Cameron Cyrus, Vice President
Brian Gibbs, 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 homeowners present for the forum.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review
- B. Landscape Report – A homeowner request for removal of a tree will be forwarded to the Sonata Maintenance (master) Association. The Board noted to hold on two proposals for installation of jute netting and plantings on two slope areas.
- C. Action List – Recent maintenance costs for painting of basketball backboard and removal of a broken concrete bench to be reclassified to reserves.
- D. Financial Report – Jody Guth noted concern of large irrigation repairs and tree maintenance expenses.

4. CONSENT CALENDAR

Motion: Guth
Second: Gibbs

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

Ayes: Gibbs, Abdollahi, Guth, Cyrus
Nays: None

A. Financial Reports – September and October 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 October 2021 highlights are as follows:

Operating Funds*	\$26,217.46
Reserve Funds	\$65,987.57
Accounts Receivable**	\$25,028.82
Prepaid Expenses	\$4,258.19
Other Current Assets	\$0.00
Total Assets	\$32,821.63
Total Liabilities	\$12,959.75
Current Year Net Income or (Loss)	(\$8,467.15)

*Reflects \$5,148.00 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.

Resolution: That the September and October 2021 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – September 27, 2021

Resolution: That the General Session minutes dated September 27, 2021 be approved as presented.

5. UNFINISHED BUSINESS

No unfinished business.

6. NEW BUSINESS

No new business.

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar
- B. Site Map

8. NEXT MEETING

The next Meeting of the Sonata Single Family Homeowners Association Board of Directors is scheduled for Monday, January 24, 2022 at Park Avenue Center, 210 East 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 8:30pm.

Approved Date

Approval Signature

Printed Name