

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, November 28, 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 5:20pm. 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

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 input for the homeowner forum.

3. REPORTS

The following reports were reviewed and filed:

- A. Welcome Committee/Sue Tami provided her Report.
- B. Landscape Report/Noting a proposal to install new irrigation, staff to inquire if the common area behind 941 Inspiration Lane is part of the master association.
- C. Action List/Jody Guth provided additional items to be included on the Action List.
- D. Financial Report/It was noted Jose Mejares, CPA has completed the June 2022 fiscal year end financial review and tax filings. The Board approved to have Intraspect to proceed with an onsite visit Reserve Study.

4. 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 – July, August, September and October 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 October 2022 highlights are as follows:

Operating Funds*	\$20,629.10
Reserve Funds	\$71,327.42
Accounts Receivable**	\$29,668.19
Prepaid Expenses	\$4,336.17
Other Current Assets	\$0.00
Total Assets	\$31,773.07
Total Liabilities	\$18,217.08
Current Year Net Income or (Loss)	\$1,696.13

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

**Included in the Accounts Receivable are two accounts that are in collections. See the Delinquency Report for details.

GL: 6025 (Water) \$20,884.67 vs budget of \$17,333.00 and GL 6200 (Irrigation Repairs) \$4,809.54 vs budget of \$2,667.00, both expenses July – October 2022.

Resolution: That the July and August 2022 financial statements be accepted as presented subject to review. Jody Guth noted pending questions related to the September and October 2022 financial statements.

B. General Session Minutes – July 25, 2022

Resolution: That the General Session minutes dated July 25, 2022 be approved as presented. (It was noted no general session held in September 2022).

5. UNFINISHED BUSINESS

A. Concrete Table/Benches

Motion: Guth

Second: Gibbs

Resolution: to approve the purchase of a new concrete picnic table (to replace broken table) for upper Inspiration Lane park and two benches (to replace broken benches) for \$7,098.59, to be paid from Reserves and San Marcos Landscape to remove the broken concrete table and install the new concrete picnic table.

Ayes: Guth, Gibbs, Abdollahi

Nays: None

6. NEW BUSINESS

A. [New Business Bid]

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar/Reconvened Annual Meeting to be held after this Board meeting.
- 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, January 23, 2023 at location and time, to be determined.

9. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 5:40pm.

Approved Date

Approval Signature

Printed Name