

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Wednesday, November 29, 2023 | On the Border Restaurant
298 East Via Rancho Parkway, 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 6:30pm. 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) None

Jody Guth, Treasurer

Sonja Lindberg, Secretary (Appointed to the Board of Directors)

DIRECTORS ABSENT

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 request for tree trimming. The Board noted additional trimming proposals being obtained.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review/The Committee noted all homeowners sent a reminder to submit applications prior to any exterior improvements.
- B. Landscape Report/Concern noted regarding numerous leaks. Staff to contact an irrigation service company to provide an irrigation system review proposal. The Board approved for one tree to be removed behind 739 Inspiration Lane.
- C. Action List
- D. Welcome Committee Report
- E. Financial Report/June 2023 FYE Audit/tax filings completed.

4. CONSENT CALENDAR

Motion: Guth
Second: Abdollahi

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

Ayes: Guth, Abdollah, Lindberg
Nays: None

A. Financial Reports – September and October 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 October 2023 highlights are as follows:

Operating Funds*	\$38,541.63
Reserve Funds	\$67,526.21
Accounts Receivable**	\$25,004.18
Prepaid Expenses	\$4,347.46
Other Current Assets	\$0.00
Total Assets	\$45,032.88
Total Liabilities	\$23,987.12
Current Year Net Income or (Loss)	\$5,515.31

*Reflects \$14,821,84 due to operating from reserves.

**Included in the Accounts Receivable are two accounts that are in collections. GL 6160 (trees) \$775.00 actual vs \$3,000.00 budgeted and GL 6200 (irrigation maintenance) \$12,631.24 actual vs \$5,000.00 budgeted, both July 2023 – October 2023.

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

B. General Session Minutes – September 25, 2023

Resolution: That the General Session minutes dated September 25, 2023 be approved as presented.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

- A. Annual Calendar/Noting only one candidate declared by the November 30, 2023 deadline to run for the Board of Directors election (two positions to be elected), the Board noted no need to conduct the Annual meeting scheduled for January 22, 2024. As such, the Board of Directors may appoint homeowners to serve on the Board, currently with two vacant positions.
- 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 22, 2024 at On the Border Restaurant, 298 East Via Rancho Parkway, Escondido. Executive Session will begin at 6:00pm and General Session will follow at 6:30pm.

9. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 7:10pm.

Approved Date

Approval Signature

Printed Name