

**SONATA SINGLE FAMILY HOMEOWNER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 9, 2015**

LOCATION The Sonata Single Family Homeowners Association Board of Directors meeting was held Monday, November 9, 2015 at the Joslyn Senior Center, 210 Park Avenue, Escondido, CA.

CALL TO ORDER The meeting was called to order at 6:30 PM, by Camille Woodbury, Vice President.

Directors Present: Camille Woodbury, Vice President,
Jody Guth, Secretary
Jennifer Merritt, Treasurer

Directors Absent: None

It was noted that Jeanie Northern has resigned from the Board of Directors, as she has moved out of state.

Committee Members: Ralph Jungk, Architectural Committee
Joe Perez, Neighborhood Watch
Sue Tami, Welcome Committee

Representing PCM: Jim Fraker, Community Manager

Guest Present: 5 Homeowners

HOMEOWNER FORUM There was no input for the Homeowner Forum

VIOLATION HEARING The homeowners of 4043 Wind Place were present regarding the ongoing violation of their water filter being exposed on the side of their home. The Board expressed concern about this longstanding issue. The homeowners noted that they are doing improvements to the exterior of their home in the future and do plan to have improvements which will block the view of the home. The Board of Directors noted the need to address this concern and as such requested for the homeowners to submit a plan for a way to block the view temporarily until long term permanent improvements are completed on the exterior of the home. The homeowners concurred and noted a plan will be submitted.

FOR SALE SIGNS A question was raised regarding the size of real estate signs noting the current regulations are limited to 9" x 12". The Board of Directors agreed to look at this regulation and enforcement of real estate signs.

BOARD MINUTES The Board of Directors reviewed the September 14, 2015 Regular Meeting Minutes, noting corrections to be made. Staff will so update the minutes as noted. Upon motion duly made and seconded;

RESOLVED: The Board of Directors approved the September 14, 2015 Regular Board Meeting minutes as to be corrected.

FINANCIAL STATEMENT The September and October 2015 Financial Statements were reviewed. Staff will investigate a question regarding a lien charge of \$100. Jennifer Merritt, as Board

**FINANCIAL
STATEMENT
(CONT.)**

Treasurer, noted the ongoing operational surplus. Upon motion duly made and seconded;

RESOLVED: the Board of Directors approved the September and October 2015 Financial Statements, including bank statements and reconciliation reports as submitted.

DELINQUENCY

The Board of Directors reviewed the delinquency report. Staff will follow up on reimbursement of Master Association dues regarding the prior homeowner foreclosed on at 3913 Summer Way, as well as a share of the legal collection costs to be reimbursed by the Sonata Maintenance Association. Staff will also reach out directly to two homeowners regarding their balances and report their response to the Board of Directors.

ARCHITECTURAL

Ralph Jungk gave the architectural report noting recent violation drive through's and follow-up letters being sent. It was noted an architectural application for drought tolerant landscaping has been received from 3813 Observation Place, which has been approved by the architectural Committee, as well as an Architectural Application received from 3923 Monument for removal of grass and replacement with mulch, drip irrigation and drought tolerant plantings.

**VIOLATION
REPORTS**

The Violation list was noted and the Board requested for the staff to always provide copies of the violation letters in the Board packages.

ACTION LIST

The Board of Directors and Jim Fraker reviewed the action list noting completed and ongoing items. Ongoing items include the final updates to the fence regulations, as well as reimbursement for half the legal collection costs for a foreclosed homeowner and reimbursement of unpaid Master Association dues on a foreclosed homeowner, as reference earlier in the meeting.

**NEIGHBORHOOD
WATCH**

Joe Perez noted approximately 30 homeowners attended the recent Neighborhood Watch event in which concerns regarding unlocked vehicles were referenced.

**WELCOMING
COMMITTEE**

Sue Tami noted 3 new residents recently in the community, 2 tenants and 1 new homeowner.

**MASTER
ASSOCIATION**

Jody Guth noted she will be attending the next Master Association meeting.

NEXT MEETING

The next Board meeting is scheduled for Monday, January 11, 2016, to be held at 6:30 PM at the Joslyn Senior Center located at 210 Park Avenue, Escondido, CA.

ADJOURNMENT

There being no further business the Sonata Single Family Homeowners Association Board of Directors meeting was adjourned at 7:35 PM to the Annual Membership Meeting and Board Election.

ATTEST

Name

Date

Name

Date