

SONATA SINGLE FAMILY ASSOCIATION
Board of Directors Meeting
Monday, November 26, 2018
General Session Minutes

1. CALL TO ORDER – GENERAL SESSION

210 Park Avenue, Escondido, CA

6:35PM

Present: Board Members

Cameron Cyrus – President

Jody Guth – Treasurer

Joe Tami - Secretary

Absent: Tashonda Taylor

Others Present:

Sue Tami – Welcome Committee

Eleni Tignor – Architectural Committee

Jim Fraker – Community Manager

One Homeowner

2. REPORTS

A. Architectural Report: The Board of Directors reviewed and discussed violation correspondence and responses. Jody Hall requested Violation letters reference coming from the Architectural Committee. Responses will be sent to two (2) appeals to apply for shrubs to hide trash containers. Staff to send follow-up to #155-0119 regarding poor yard maintenance. Motion and Seconded: Resolved #155-1134 application approved contingent upon side yard plants.

B. Landscape Report: Several work orders to be issued to San Marcos Landscape regarding needed trimming of tall shrubs and trees. Also, to advise regarding snails.

C. Welcome Committee: Sue Tami noted new residents and homes for sale.

3. SMA: Staff to respond to SMA that Sonata Single Family declines the proposed collection cost Memorandum of Understanding.

4. FINANCIAL REPORT – September and October 2018

A. Jody Guth to provide staff with any questions related to the Financial Statements.

B. Jody Hall will inquire with the new Wells Fargo investment representative.

C. Delinquencies Motion and Seconded Resolved: To add legal collection charges to #155-0708 as follows: \$139.50; \$123.40; \$762.70; \$78.40 and \$225.00

D. Law Firm: Motion and Seconded Resolved: to approve Delphi Law Group as the new legal firm. (Staff will inquire regarding SMA legal firm). Motion and Seconded Resolved: to approve lien on post BK balance on #224-1621.

E. Staff to investigate a \$150.00 bank fee, status of reserve payments, a tree invoice paid in July, and credits on GL #6199.

5. **GENERAL SESSION MINUTES – July 30, 2018**
Resolution: To approve the General Session minutes dated July 30, 2018.
6. **ANNUAL MEETING:** Staff will mail ballots for January 28, 2019 Annual Meeting.
7. **MAILBOXES:** The Board noted a request regarding mailboxes and as such, staff to obtain replacement proposal.
8. **MANAGEMENT CREDITS:** Jim Fraker will continue to work with Jody Hall regarding several management credits.
9. **RESERVE STUDY:** Motion and Seconded Resolved: To have Intraspect complete an onsite review Reserve Study.
10. **COLLECTION POLICY:** Staff will work with Jody Hall and the Association’s attorney regarding the collection policy.
11. **NEXT MEETING & SITE REVIEW:**
The next Meeting of the Sonata Single Family Board of Directors is scheduled for Monday, January 28, 2019 at Park Avenue Center at 210 Park Avenue, Escondido, CA. at 6:30pm.
12. **ADJOURNMENT**
The Meeting adjourned at 8:25pm.

ATTEST

Signature

Date

Signature

Date