

**SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Monday, September 25, 2023 | Community 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 6:35pm. 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)  
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 homeowner forum questions from four homeowners in attendance.

**3. REPORTS**

The following reports were reviewed and filed:

- A. Architectural Review
- B. Landscape Report/Discussion regarding pending water systems upgrades by Rincon Water District and possible effects for stabilizing water pressure. As such, consideration of installing pressure regulators on the Association irrigation system on hold until Rincon upgrades are completed. Board to consider snails treatment proposal.
- C. Action List
- D. Welcome Committee Report/Sue Tami presented her Welcome Committee Report.
- E. Financial Report/Jose Mejares, CPA, working the June fiscal year end financials review and tax filings.

**4. CONSENT CALENDAR**

Motion: Abdollahi  
Second: Guth

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

Ayes: Abdollahi, Guth

Nays: None

**A. Financial Reports – July and August 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 August 2023 highlights are as follows:

Operating Funds*	\$39,127.30
Reserve Funds	\$66,730.04
Accounts Receivable**	\$25,320.37
Prepaid Expenses	\$5,343.12
Other Current Assets	\$0.00
<b>Total Assets</b>	<b>\$46,930.40</b>
<b>Total Liabilities</b>	<b>\$23,535.17</b>
<b>Current Year Net Income or (Loss)</b>	<b>\$7,864.78</b>

\*Reflects \$14,821.84 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) \$10,501.39 actual vs \$8,667.00 budgeted and GL 6600 (general repairs) \$0.00 actual vs \$552.17 budgeted, both July – August 2023.

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

**B. General Session Minutes – July 24, 2023**

Resolution: That the General Session minutes dated July 24, 2023 be approved as presented.

**5. UNFINISHED BUSINESS**

**A. PCM Management Contract Renewal**

Motion: Abdollahi

Second: Guth

Resolution: to renew the PCM Management contract, effective October 1, 2023, at \$1,639.00/month, contingent upon resolution of final negotiated pass through charges fee schedule.

Ayes: Abdollahi, Guth

Nays: None

**6. NEW BUSINESS**

**7. REFERENCE MATERIAL (INFORMATIONAL ONLY)**

The following reference materials were reviewed and filed:

- A. Annual Calendar/Staff to solicit candidates for the January Annual Membership meeting/Board Election.
- B. Site Map

**8. NEXT MEETING & SITE REVIEW**

The next Meeting of the Sonata Single Family Homeowners Board of Directors is scheduled for Wednesday, November 29, 2023 at On the Border restaurant, 298 East Via Rancho Parkway, 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 6:55pm.

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Approved Date

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Approval Signature

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Printed Name