

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, September 27, 2021 | Park Avenue Center, 210 E. Park
Avenue, Escondido, CA
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 7:40pm. 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)
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.

Foreclosure Action: A resolution to foreclose was passed in the Executive Session Meeting on the separate interest of APN 272-661-14-00.

2. HOMEOWNER FORUM

No owner input for the forum.

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review/Committee members Steve and Eleni Tignor present noting violation letters continue to be sent to homeowners. Staff noted homeowners to be notified of the new paint colors.
- B. Landscape Report/The Board approved for another treatment against snails to be completed.
- C. Action List/Homeowners to be noticed of the update \$ fines schedule. Tax filings completed by Jeremy Newman, CPA.
- D. Financial Report

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 and August 2021

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 2021 highlights are as follows:

Operating Funds*	\$47,882.46
Reserve Funds	\$65,210.73
Accounts Receivable**	\$24,246.75
Prepaid Expenses	\$5,234.03
Other Current Assets	\$0.00
Total Assets	\$54,680.40
Total Liabilities	\$23,226.71
Current Year Net Income or (Loss)	\$320.66

*Reflects \$5,148.59 due to operating from reserves

**Included in the Accounts Receivable are two accounts that are in collections and allowance for doubtful accounts (if any). See the Delinquency Report for details.

Resolution: That the July and August 2021 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – July 26, 2021

Resolution: That the General Session minutes dated July 26, 2021 be approved as presented.

5. UNFINISHED BUSINESS

A. Tree Removal Request

The Board noted a request for a tree to be removed at the end of Observation Place.

Motion: Abdollahi

Second: Gibbs

Resolution: Contingent of first observing the tree in question and staff obtaining additional proposals, to remove the tree at the end of Observation Place at a cost not to exceed \$3,000.00 (to be paid from GL #6160, trees).

Ayes: Abdollahi, Gibbs, Guth

Nays: None

6. NEW BUSINESS

A. Tree Trimming Proposals

Motion: Abdollahi

Second: Gibbs

Resolution: to trim four pepper trees and six queen palm trees at a total cost of \$1,600.00 to be paid from GL #6160 (trees) .

Ayes: Abdollahi, Gibbs, Guth

Nays: None

B. Slope Erosion Control Proposals

Motion: Abdollahi

Second: Gibbs

Resolution: Contingent upon first observing slopes on Summer Way and Inspiration Lane, that bids #1619 for \$675.00 and #1616 for \$1,200.00 submitted by San Marcos Landscape be approved to install jute netting and plants on slopes behind homes on Summer Way and Inspiration Lane for a total cost of \$1,875.00 with funds to be expended from operating account #6199 (landscape extras) which has \$1,000.00 remaining in the current fiscal year.

Ayes: Abdollahi, Gibbs, Guth

Nays: None

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Correspondence
- B. Annual Calendar
- C. Site Map

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Sonata Single Family Homeowners Association Board of Directors is scheduled for Monday, November 22, 2021 at the Park Avenue Center. 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 8:00pm.

Approved Date

Approval Signature

Printed Name