

SONATA SINGLE FAMILY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, September 28, 2020 | Conference Call In
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 7:30pm. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Saeed Abdollahi, Vice President
Cameron Cyrus, Past President
Jody Guth, Treasurer
Brian Gibbs, Secretary

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.

Foreclosure Action: A resolution to foreclose was passed in the Executive Session Meeting.

2. HOMEOWNER FORUM

The following owner input was provided during forum:

- No homeowner input

3. REPORTS

The following reports were reviewed and filed:

- A. Architectural Review
- B. Landscape Report – Prior to approval to renew January 1, 2021, the San Marcos Landscape contract will be reviewed.
- C. Action List – Annual Meeting and Election Rules duly posted. Annual meeting to be scheduled.
- D. Work Order Report
- E. Site Review Reports
- F. Welcome Committee – Sue Tami reported on two recently sold homes.

4. CONSENT CALENDAR

Motion: Guth
Second: Gibbs

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

Ayes: Guth, Gibbs, Abdollahi, Cyrus
Nays: None

A. Financial Report – July and August, 2020

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 2020 highlights are as follows:

Operating Funds*	\$44,972.56
Reserve Funds	\$61,645.01
Accounts Receivable**	\$52,291.25
Prepaid Expenses	\$5,407.87
Other Current Assets	\$0.00
Total Assets	\$69,645.36
Total Liabilities	\$16,862.06
Current Year Net Income or (Loss)	(\$6,846.34)

*Reflects \$2,227.46 due from operating to reserves

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

Resolution: That the July and August 2020 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes – July 27, 2020

Resolution: That the General Session minutes dated July 27, 2020 be approved as presented.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. No new business items.

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed:

- A. Annual Calendar
- B. Site Map

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Sonata Single Family Homeowners Board of Directors is scheduled for Monday, November 23, 2020 at a location to be determined.

Executive Session will begin at 6:30pm and General Session will follow.

9. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 7:50pm.

Approved Date

Approval Signature

Printed Name