

SONATA MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 21, 2020

**DIRECTORS PRESENT**

Mark LaBianca  
Dave Dollins  
Mary Jane Zar  
Brian Gibbs  
Jeff Felix

**DIRECTORS ABSENT**

Also present was Heather House of Mauzy Management, Inc.

Upon verification of a quorum, the meeting of the Board of Directors of The Sonata Maintenance Association was called to order at 6:32 p.m. on, January 21, 2020 at 341 South Kalmia Street, Escondido, CA. Unless otherwise noted, motions were duly made, seconded and unanimously carried.

**HOMEOWNERS SESSION:**

**APPROVAL OF MINUTES:** The Board approved the November 2019 minutes.

**FINANCIAL STATEMENT:** The Board reviewed and approved the financial statements. Dave Dollins informed the Board he will go over the budget with them at the March meeting. Mark commented about the water budget and if we would have enough to cover the water budget if there is a drought. The Board discussed paying for more replacement items from reserves rather than operating. Jeff Felix commented on an entry in July and questioned if it could be a reserve item. Management will look into this.

**LANDSCAPE/MAINTENANCE REPORT:** A report was given by Loretta on various landscape issues. It was noted the annual tree trimming will be paid from reserves.

**NEW BUSINESS:**

A couch was removed from the common area again.

Al Steinbaum Janitorial: Dave submitted an agreement between SMA and Al Steinbaum Janitorial. The Board approved the agreement as submitted.

**ANNOUNCEMENTS AND ADJOURNMENT**

The meeting was adjourned at 7:08 pm. The next regular Board meeting will be on March 17, 2020 located at 341 Kalmia Street.

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Prepared by: Heather House/Mauzy Management, Inc.