



Sovereign Oaks HOA Board
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Sovereign Oaks HOA Meeting MINUTES (approved Dec. 6, 2021)

Date: Monday November 1st, 7:00pm

Location: 50 Trail Top Drive (Mike Newton's House)

Attendees:

Kirsten Kern, President

Mark Jordan, Vice President

Brad Allen, Secretary

Javier Samayoa, Treasurer

Mike Newton, Member

President Kirsten Kern called the Meeting to Order at 7:00 p.m.

Approval of Previous Board Meeting minutes: The October minutes were approved without change.

- **Treasurer's Report:**
 - Transition of signing authority over the Wells Fargo account to incoming President Kirsten Kern and Treasurer Javier Samayoa and access to Quickbooks account for the incoming treasurer is underway but not completed. As a result, no Treasurer's report was presented. Financial statements will be emailed to BOD members when the transition is completed.
 - Several builder deposits and invoices from Laurel Crest Landscaping and Valerie Hale are pending.
 - Javier reported that he is investigating establishing an Venmo Pay capability which would enable HOA members to pay Annual fees electronically, as some have requested.
 - The 2021 Annual Dues for Lot 9 (Velimesis) remains unpaid. The Board discussed options. Brad Allen moved and Mark Jordan seconded a motion to direct the Treasurer to send the next invoice with a notice that the HOA will initiate placing a lien on the property if the invoice is not paid. The motion passed without objection.
 - The DRC received an email from Osada Construction asking if the HOA owes them any outstanding builder deposits. Osada is not owed any deposits as they had rolled over the deposit over four different projects. The DRC is not allowing builders to roll over builder deposits going forward.

Committee Updates

- Facilities Update — Mike Newton
 - **Snow plowing:** Charley Remsen is interviewing potential contractors to handle snow plowing this winter. Mike gave a status update on the search and will update the Board when a contractor is identified.
 - **Greenhouse re-use:**
 - The last “Hot Topics” note and a follow-up email to the HOA membership solicited input on the topic of about replacing the Greenhouse with an open-air covered pavilion. Twenty-nine HOA households have responded thus far to the query either verbally or via email: 27 expressed a favorable opinion, 2 were opposed. Neither of the negative views favored retaining and restoring the Greenhouse, however. One HOA member suggested removing the structure and letting the area return to a natural state. Given that there is a concrete slab on which the Greenhouse currently sits, this is neither practical nor economical. The second negative opinion suggested instead that the HOA purchase an undeveloped lot adjacent to this member’s Lot and install the pavilion there. Brad Allen and Mike Newton will draft a more formal “ballot” to go to all the HOA members to establish a firm “sense of the community.”
 - Mike has not found any individuals willing to dismantle the structure and haul it away but he has identified a charity, Bountiful Cities, that installs greenhouses in communities that are considered “food deserts” with limited access to fresh produce. They will be coming out to look at the structure and determine if they are interested in it.

- DRC Updates— Mike Newton
 - After paying the fine for violations on Lot 55, (Tremlett), Livingstone has been approved as a builder within Sovereign Oaks and is engaged with the owners of Lot 85 (Rawlings). Livingstone has complained in writing to Mr. Tremlett about the issuance of the fine. The DRC has drafted a response, citing 11 separate violations of covenants, restrictions and guidelines around construction of Mr. Tremlett’s house. only one of which was the subject of a fine.
 - As discussed in the Treasurer’s Report, the DRC is no longer accepting builder deposit from homeowners and is not allowing builders to roll over deposits, a practice which had been initiated by the developer, prior to 2018.

- Trails and Landscape – Mark Jordan
 - The Committee has several projects in planning: installing stone into drainage ditch behind Lot 27. They may need to purchase smaller stone and install a small bridge to allow for mower access between the Musterfield Creek trail and the beehive/greenhouse area.
 - Downed trees on upper Musterfield trail were taken down by Mike Newton
 - The small footbridge across Bull Creek needs a hand rail repair; the Committee is holding off on installing a handrail on the footbridge crossing Bull Creek that connects Sovereign Oaks to the Warren Wilson trail system. The bamboo trail road was cleared.
 - After the first of the year, the Committee will begin the process of negotiating for a landscape contract.

- Social and Communication Update - All
- Halloween Festivities were a great success, despite rainy weather. About 40 kids, including friends of HOA members paraded through the neighborhood and up the “spooky trail” along Musterfield Creek.
- The Board went into Executive Session at 7:54 p.m. to discuss two topics: an HOA member’s request for a temporary waiver of restrictions and clarification on the scope of certain responsibilities within the DRC. The Executive session ended at 8:05 p.m.

The next BOD meeting will be held on Monday December 6th at 7 p.m. and held at Kirsten Kern’s house (17 Hawberry Court).

The meeting was adjourned at 8:10 p.m.