



**Sovereign Oaks HOA Board**  
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17 Hawberry Court

Sovereign Oaks HOA Meeting (Approved Jan 10)  
Date: Monday December 6<sup>th</sup>,  
Location: Kirsten Kern's house (17 Hawberry Court).

Attendees:

Kirsten Kern, President  
Mark Jordan, Vice President  
Brad Allen, Secretary  
Javier Samayoa, Treasurer  
Mike Newton, Member  
(There were no non-board HOA members present.)

President Kirsten Kern called the Meeting to Order at 7:02 p.m.

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

- Treasurer's Report: (See attached)
  - The monthly cost for Quick Books has increased by \$10.
  - Laurel Crest Landscaping sent a second invoice to the HOA for November, despite the HOA having paid the previous invoice. The Treasurer confirmed with Laurel Crest that they had cashed the check and corrected their error.
  - Javier reported that he is unable to establish a Venmo Pay connection for HOA dues. The next HOT TOPICS communication will remind HOA members that 2022 HOA dues invoices will be going out in January. He will look into the logistics of electronic payments so members who want to pay electronically can do so through their bank.
  - The 2021 Annual Dues for Lot 9 (Velimesis) remains unpaid. Kirsten will communicate the HOA Attorney to draft a notice with the next invoice demanding payment or the HOA will place a lien on the property.

Committee Updates

- Facilities Update — Mike Newton
  - **Front Entrance paving:** Mike expects the paving repair at the Front entrance will take place in the next week or two since it has to be completed before December 17<sup>th</sup> because that is when the asphalt plants shut down for the winter. [Repaving was completed on Dec 16<sup>th</sup>.]

- **Snow plowing:** Charley Remsen has two potential contractors interested in handling snow plowing this winter. Mike will update the Board when the final contractor is chosen.
- **Water leak at the Greenhouse:** The water main at the Greenhouse is leaking. Mike dug down to reveal the main and shut off the water. He will attempt to find a plumber to come and repair the leak.
- **Greenhouse re-use:** The HOA continued to solicit input on the topic of about replacing the Greenhouse with an open-air covered pavilion. Brad Allen reported that the HOA “Hot Topics” note, follow-up email and a subsequent email from HOA member Ona Cavey to those who had not yet responded have solicited mostly positive Responses -- a total of 55 responses [46 “yes”, 5 “no”, 2 “uncertain” and 2 “other”]. HOA member Katie DeGraff indicated she will “talk up” the issue with neighbors trying to increase the response rate further. As discussed last month, the non-profit organization Bountiful Cities came out to inspect the structure. They indicated their interest in salvaging the Greenhouse and would remove it without cost to the HOA. Mike said that the dismantling will require volunteer help from HOA members. Mike said preliminary cost estimates are about \$35,000 not including a fireplace, but is looking for places to cut some of the cost. HOA member Matt Kern said he is willing to do the construction at cost. Mike and the Greenhouse committee will develop an overall design plan and final cost estimate to keep the HOA membership informed. The Board indicated its support for continuing to move forward with the project.
- DRC— Mike Newton
  - There were no updates from last month’s report.
- Trails and Landscape – Mark Jordan
  - The Committee has scheduled a work session for the upcoming weekend to complete the ditch and rock installation on the trail by Musterfield Creek behind Lot # XX (Schroeder).
  - In January the Committee will begin to look at landscaping contractors for the upcoming contract year, beginning in June.

Social Committee – Kirsten Kern

- The Committee has scheduled a Holiday Cookie exchange and a Community donation event where HOA members can support any of several local non-profits.
- The Committee is discussing another wine tasting event for the spring, a nature walk hosted by a naturalist from Warren Wilson, and another Food Truck event this summer. In addition, they are discussing a Neighborhood “campout” with details tbd.

#### Discussion

- Mark Jordan reported that an HOA member inquired about whether the HOA's insurance policy would be in effect at an HOA event held at his residence. The Board was unanimous in the view that any member choosing to voluntarily host an event at their property will assume responsibility for any liabilities.

The next BOD meeting will be held on Monday January 10<sup>th</sup> at 7 p.m.  
The meeting was adjourned at 8:19 p.m.