



Sovereign Oaks HOA Board Meeting Minutes (Approved August 2, 2022)
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Sovereign Oaks HOA Board Meeting
Date: July 5, 2022
Location: 31 Trail Top Drive

Present

- Kirsten Kern, President
- Mark Jordan, Voice President
- Brad Allen, Secretary
- Javier Samayoa, Treasurer
- Mike Newton, Member

Non-Board HOA Members in attendance

- Bobbi Allen
- Julie Brown
- Kristen Eggen
- Matt Kern
- Harry Koolen
- Tim Owings
- Artie Miller
- Catherine Stelpflug

I. Call to Order: Meeting was called to order at 7:00 p.m.

II. Open Comment Period

- Harry Koolen, Artie Miller and Tim Owings had requested time as a follow-up to previous meetings with Board members to present their ideas on neighbor-to-neighbor conflict resolution. In addition, Harry said they were also working on ideas for other areas of neighborhood engagement. After a brief general description of their project and a few comments and questions from Board members, the three departed. There ensued a general discussion among the remaining non-Board members as well as Board members about the presentation with generally positive comments about some of the ideas presented, with reservations about overall effectiveness as presented.

III. Regular Order of Business

- Approval of Previous Minutes: Minutes from the June 7 Board meeting were approved.
- Treasurer's Report:
 - Kristen Eggen, the new HOA bookkeeper, updated the Board on her work to clean up the QuickBooks accounts, describing some of the technical issues which had generated double entries which she has cleaned up. She reported that there are still a few entries which need to be corrected, but then the monthly P/L and Balance Sheet reports should be accurate going forward. (See attached Treasurer's Report).
 - When asked if an alternative program would be better than QuickBooks, she said for an organization the size and relative simplicity of the HOA, QuickBooks is the best solution.

IV. Committee Updates

- Facilities — Mike Newton:
 - The concrete pad for the pavilion project is slated to be installed at some point this summer when the weather cooperates (no rain) with a window when the concrete contractor has availability for a small job.
 - Further work on the pavilion this year will depend on the overall spending and position vs. the approved budget. The biggest unknown continues to be legal expenses.
 - Mike reported that the front gate was tightened, debris on the trail along the bamboo grove was cleared and a parking area for six cars was cleared and smoothed down by the foot bridge across Bull Creek.
- DRC — Mike Newton:
 - No new activity to report as several Lot Owners have delayed moving forward on building due to continuing high building costs making construction prohibitive. By way of illustration, he related that one builder, currently active in Sovereign Oaks, is now telling prospective clients he will only consider houses in the \$5 million-plus range.
 - Mike reported that one HOA member, Leslie Connolly, had requested a meeting to discuss concerns that several HOA members had reported to her following her letter to the membership urging the DRC and HOA Board to approve the Cox fence request as submitted as they were installing the fence without DRC approval. Leslie indicated that several people had told her they would have written the Board in support but were afraid of retaliation by the DRC because they had issues pending. Mike said he reached out to Leslie to discuss her concerns and will meet with her face-to-face. He indicated that there are no new projects scheduled for review so did not understand her description of HOA members with issues pending before the DRC. In addition, he pointed out that the DRC has not and cannot fine HOA members without cause.
- Trails and Landscape — Mark Jordan:
 - This is a busy season for the Committee to stay ahead of maintenance needs on the trails which are getting a lot of use. Mark asked that a note to the membership go out asking if anyone notices areas in need of maintenance that they contact the Committee through him.
 - The new landscape contractor is getting generally high marks for responsiveness and quality of work.
- Social & Communications –

- A general discussion ensued with Julie Brown of the Committee present at the meeting about the Social Committee reaching out to new lot owners and newly moved-in residents. Julie said she would take it up with the rest of the Committee.
- Sally Klippel updated the Board via written report as follows:
- Ongoing are the book club (July 20) and the Wine and Appetizers group (sometime in August). Since the food truck event was canceled, we hope to do a family BBQ in July or August. Then Chili Cookoff and Halloween activities in the fall.

V. Discussion Topics

- The Board approved moving the regularly scheduled Board meetings from the first Monday to the first Tuesday of the month.
- There was a general discussion and agreement about the importance of raising the visibility of volunteer activity within the HOA and highlighting exemplary volunteerism both through the monthly newsletter and at the Annual Meeting.
- Joe and Catherine Stelpflug will be having goats temporarily fenced in on the steep hillside adjacent to their house to clear the weeds. A note will go out to the HOA highlighting the goats, alerting dog owners walking by to control their pets and to assure the HOA membership that the goats are not being raised within Sovereign Oaks, which is prohibited, but are a temporary, and innovative, eco-friendly, weed clearing project.
- Rebekah Owings, Amanda Galvin and Art Mandler are working on an app for a Community Directory and sent the Board two different samples for their comment and input. They expect to have something ready to launch to the neighborhood within the next several weeks.

VI. Executive Session:

- The Board went into Executive Session at 8:35 p.m. to discuss the issue of the Cox unapproved fence installation. The Board requested that Kirsten Eggen remain during a portion of the executive session. The rest of the non-Board HOA members departed the meeting. The Meeting was adjourned at 9:41 p.m.