

Sovereign Oaks HOA Board Meeting Minutes

Date: 12.10.24 (Approved)

Board Members Present

President: Beth Kainic

Vice President: Josh Sindy

Treasurer: Sam Cooke

Secretary: Catherine Stelpflug

Director: Sam Davis

Additional HOA Members Present:

Moe Davis

Joe Stelpflug

Georgia Case

Brad Allen

Jason (Edith)

Dave Stark

Artie Miller

Joan Dixon

Couple who own: by catchment

Matt Kern

Nathan Owings

Dasha and Charley Remsen

Harry Koolen

Dorman and Susan Walker

Others Present: None

Meeting Meeting Called to Order: 7:00 pm

Adjourned: 8:20 pm

Executive Session: 8:30 - 9:15 (See notes below Minutes)

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Next Meeting: Tuesday, January, 14th, 2025

| Topic | Notes | Next Steps/ Person Responsible |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Community Meeting to Discuss Emergency Preparedness | <p>Notices were sent to the neighborhood to participate in a meeting regarding emergency preparedness.. A room at the library was reserved in order to accommodate a large gathering.</p> <p>Prior to the meeting Josh met with Chris Nagy, who would not be able to attend on this date, and gathered Chris's suggestions to add to the presentation.</p> <p>Josh Sindy presented a set of ideas to protect one's health, safety, and properties. The ideas, along with ideas from others in attendance are categorized in a table below.</p> <p>Two overarching categories to think in terms of:</p> <ol style="list-style-type: none"> 1. What you can do in your own home? 2. What you can do for your neighborhood? | |
| | <p>Dave Stark - Described a program for Emergency Preparedness Courses the Oakland CA fire department put together, and suggested that we approach our own fire department using the same model.</p> | |
| | <p>Emergency Preparedness Courses: Maybe we should plan a community response for likely emergencies for our area.</p> <p>Plans for who to call, where to meet, how to work as a community,</p> <p>-Annual meeting to plan for all the aspects needed.</p> | |
| | <p>Committee to approach and work with the Riceville Fire Dept.</p> | |

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| | <p>Dave Stark - Chair Interested Committee Members - Harry Koolen Nathan Owings</p> | |
| | <p>After the community members left the BOD continued with the regular portion of the monthly board meeting.</p> | |
| <p>Treasurer's Report</p> | <p>Sam C. Expenses: 66% of our budget spent for the year 92% of the year is complete</p> <p>Investment Advisory Committee (IAC) terms coming up: Donald Hallowes will stay on the IAC, Brad Allen willing to go off March 2025, to vary the IAC membership terms so that alternating two-year terms can be implemented among the two non-Treasurer IAC members. Kim Spence willing to come on March 2025</p> <p>When will the annual HOA dues invoices go out? Jan. 4th or 5th</p> | |

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| Sovereign Oaks Emergency Planning | | | |
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| Energy | Water Planning | Shelter Planning | Communication Planning |
| <p>Jackery Battery Bank with solar panels -Can be charged up from an outlet and then used during an outage</p> | <p>Community Well: If anyone is interested, please form a committee; Josh will be the BOD contact for this.</p> <p>Q- Who would take care of the maintenance</p> <p>No one volunteered to head this committee.</p> | <p>Knowing things to do to prep your home</p> | <p>General Mobile Radio Service (GMRS):</p> <p>Nathan-GMRS requires a yearly FCC license, call name is given (not your choice); Range varies, especially over a ridge; A nearby neighborhood is setting up a system with a repeater; Josh and Nathan interested in looking into setting up a system like this.</p> |
| <p>Lots of small phone battery banks</p> | <p>Q - What about a pump in the creek?</p> <p>Josh set up a pump, but didn't work..</p> | <p>Tarp</p> <p>Adding a tarp to anyone's emergency preparedness plan is a good idea.</p> | <p>Starlink:</p> <p>Internet connection</p> <p>Apx. \$300 for a dish; works best with an unobstructed view of the sky; can be set up and functioning within 15 - 30 minutes, but needs apx. 24 hours to fully set itself; Several neighbors can share one Starlink</p> <p>*Cell phones could be used through the wifi setting</p> |

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| | <p>Well: Non-potable</p> <p>(Matt Kern reminded: We don't want to try to provide potable water bc of all the regulations and the liability.)</p> <p>What is the per foot rate for a well? Josh Sindy recently paid: \$10K for 200', does not include pump The Nagy's well is apx. 400'</p> | | |
| | | | |

| Financial Planning | Medical Planning | Food Planning | Neighbors Who Might Need Checking On |
|--------------------|------------------|---------------|--------------------------------------------------------------------------------------------------|
| | | | Phone Tree: (Not necessarily phone, but communication system, possibly walking, and in sight) |
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| Exits to the neighborhood | Waterway Management Around SO | Neighborhood Insurance HOA Policy | |
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| Emergency exits: -Front lower exit along | 8" pipe near us that may not be large enough to allow | What kinds of incidents does the HOA policy cover? | |

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| bamboo grove | enough water to get out in a storm | Natural disasters, fires, etc.?? | |
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