

Sovereign Oaks HOA Board Meeting Minutes

Date: 9.3.24 (Approved)

Board Members Present

President: Beth Kainic

Vice President: Mark Jordan

Treasurer: Sam Cooke

Secretary: Catherine Stelpflug

Director: Mike Newton

Additional HOA Members Present: Leslie and Mark Connolly

Others Present: None

Meeting Called to Order: 7:00 pm

Meeting Adjourned: 9:02 pm

Executive Session: (See notes below Minutes)

Next Meeting: Annual Meeting, Thursday, Sept. 19, 2024

Topic	Notes	Next Steps/ Person Responsible
Previous Meeting Follow-up	The BOD approved previous month's minutes. Motion: Mark Second: Mike	CS to email to Rebekah for website
New Business	<p>New Free Little Library</p> <p>Leslie presented her view of why she and Mark would not like to have a little library installed in the common area across from their house.</p> <ol style="list-style-type: none">1. They do not like having a manmade structure in a natural area.2. They do not use or want a little library. <p>Mark Jordan provided examples of other instances where people have brought options to the BOD. He explained that the BOD considers the reasonableness of the request, looks into our HOA requirements, and makes a decision. Some decisions are simple, such as this one was, while others have more implications and require further deliberations and fact finding.</p> <p>We have had other homeowners bring requests to us for projects and some have been approved, some not.</p> <p>We have had multiple homeowners who want this and only one who has let us know of an objection.</p>	Beth will notify Leslie and ask if she would like to come to the next meeting.

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Leslie stated that, "We do not want it. If I was not clear at that time, let me be clear now. I do not see a purpose for a little library and I do not want it. The issue is an ethic. Why would you not vote?"

Mark C. added that "Leslie has argued positively to state her purpose. We do feel that the board has arbitrary power to decide which things are approved, and which are not, for the neighborhood. Nothing is free, there are consequences for every action."

"Although you don't have to vote, why don't you vote?"

You have made a decision and this was not a discussion because you have already decided."

After the Connolly's left, the BOD discussed the issue.

Mike pointed out we forgot to mention that the Facilities committee makes these kinds of decisions all the time without votes, and they are entrusted to do that even without BOD approval. Ex. planning and installing the new mailboxes, planting new trees, etc.

Beth: Based on the BOD's opinion that the little library is in the best interest of the SO community, and is aligned with the NC PCA; it sounds like the BOD has decided to move forward with the installation of the free little library.

Catherine

The Facilities Committee is in favor of this request to put up a little library, I motion that Facilities move forward with the little library on common area.

Motion: Catherine

Seconded: Mark

Vote: 100% in favor

This is background:

Leslie Connolly had planned to come to the previous meeting but became ill the day of the meeting, so she sent in a memorandum explaining her position on the little library.

The letter was read and after some discussion (see below) it was decided that the Board would like to better understand the Connolly's position. It was decided to put this on pause and invite the Connollys to come to the next meeting.

Background was reviewed:

Sam's first discussions with HOA members were in-person requests that he bring a proposal to the BOD to add another library box. This was after members had been discussing the issue in person and on Discord. Sam brought the proposal to the BOD.

History:

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	<p><i>June 19th Kaye Cooke had posted on Discord a suggestion to move the existing little library to a more central place. Others weighed in regarding the issue and suggested other locations and some neighbors wrote that they wanted the existing little library to stay where it currently is, finally some SO neighbors came up with the idea that it would be nice to have an additional little library instead of moving the existing little library. This was posted on Discord for community comments, although this is not an issue that requires an HOA membership vote, it was discussed there in order for neighbors to get a sense of interest.</i></p> <p><i>This request was for an additional structure similar to one that is already a part of our neighborhood, it would require very minimal upkeep and be easy and inexpensive to remove if upkeep were ever to become an issue, it would not pose any physical danger to users, and it would be appropriately simple box design with natural wood stain in order to fit the setting. There is not cost associated with the new little library - Moe Davis volunteered to make it, at his expense, and the 4"x4" post and concrete foundation would be installed by Mike Newton and Sam Cooke at no cost to the HOA.</i></p> <p><i>Overall, it seemed a positive structure for the neighborhood and was approved.</i></p> <p><i>Note the duty of the BOD: It is the BOD's job to receive requests from HOA members, evaluate whether the request is allowed by referring to all guidelines we are required to follow, and evaluate whether the request is valuable to the neighborhood as a whole, and evaluate any future expenses, maintenance, or difficulties the request might entail. It is then the job of the BOD to make a decision whether to move forward or not on the request.</i></p>	
New Business	<p>Replacing HOA attorney</p> <p>Discussion around selection of a new HOA attorney to replace the current attorney who is moving into another type of law. Two new attorneys were provided as referrals for the HOA Board's consideration. Both candidates are highly recommended by our current attorney and she has worked with each of them.</p> <p>Beth has spoken with each to gain an understanding of the attorney's experience with the types of issues typical to SO.</p> <p>Atty A: This attorney is solely focused on this type of business. Is a licensed mediator.</p> <p>Atty B: This attorney has three similar HOAs with this type of work.</p>	

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	<p>Motion: We accept Phillip Roth Seconded: Mike 100% in favor</p>	
	<p>Beth brought in</p>	
	<p>In an effort to highlight the tremendous amount of volunteerism happening behind the scenes in SO we will provide a few stories at the annual meeting. Great stories for the annual meeting: -Committee works -Non-committee works -Single individuals who volunteer regularly to maintain various tasks</p>	
Treasurer	<p>Current Report:</p> <p>One CD at First Citizen coming due on Sept.17th \$150,000. IAC will meet on Thursday. -Will discuss how the policy is working -Will review the upcoming CD</p> <p>A notice of a little over \$200 tax due for a franchise tax. This will be investigated further because this tax has never been an issue before.</p> <p>We are 66% of the way through the year and we are at 39.4% of our budget spent.</p>	<p>Sam will find out current CD rates and let the Board know Sam's and the IAC's recommendation. Sam will also contact our CPA regarding the franchise tax issue.</p>
Committee Business	<ol style="list-style-type: none"> 1. Facilities - <ol style="list-style-type: none"> a. Mike and Charley Remsen have been working on the retention pond inspection completion. b. The sinkholes in the west front entrance area, along the buried Skyrunner fiber optic cables, are being looked into 2. DRC - <ol style="list-style-type: none"> a. Six builds are ongoing, and things are going along well. b. Some new builds are getting ready to get started. 3. Trails & Landscape - <ol style="list-style-type: none"> a. No new news. 4. Social - <ol style="list-style-type: none"> a. Next Book Club Meeting is September 11th, at Lori and Tony's. The book will be Plainsong by Kent Haruf. b. Firepit Friday scheduled for October 	

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	c. Food Truck: Bear's Food Truck scheduled for October	
Hot Topics	-Repeat reminder for Annual Meeting	Secretary to email HTs to Amanda
Next Meeting Agenda	-October is usually skipped since we have just had the annual meeting.	