



Sovereign Oaks HOA Board Meeting Minutes (Approved Oct. 7, 2021)

Date: Monday, September 7, 2021

Location: 50 Trail Top Drive

Mark Jordan, President

Kirsten Kern, Vice President

Brad Allen, Secretary

Art Mandler, Treasurer

Mike Newton, Member

No non-board members were present.

Mark Jordan called the meeting to order at 7:00 P.M.

The minutes of the August 2<sup>nd</sup> BOD meeting were approved unanimously.

Treasurer's Report — (see attached)

- The HOA has collected 93% of 2021 budgeted income; Builder deposits and impact fees are running slightly below projections; One 2021 Annual HOA Dues invoice remain unpaid (Lot #9, Velimesis) including interest and penalties totaling \$1700.
- At the end of August, 2/3rds of the way through the year, the HOA has spent 52% of budget, including a large expenditure of ~\$5500 for Annual Insurance premium
- The HOA is in a solid financial position entering the last quarter of the year. The HOA equity account stands at ~\$701,000 which includes approximately \$40,000 in budgeted but unspent funds through the end of the year. This leaves more than \$600,000 currently available for the road repaving fund.

Committee Updates

Facilities Update -- Mike Newton

- Mowing of the stormwater runoff retention ponds is finished so they are in good shape for county inspection sometime this fall
- Pisgah Paving Co. is still busy with a backlog of large paving projects due to the heavy rains this summer; Sovereign Oaks is still on the calendar for the front entrance road repair sometime this fall but no firm date has been set.
- The Committee will purchase hand garden tools for use by the landscape and trails committee, to be stored in a secure location near the bee hives.
- The front gate was inspected and appears to be sagging slightly. Mike Newton will reinforce the gate, avoiding the expense of having the gate company do it.
- There was a general discussion about the status of shared driveways within Sovereign Oaks. Mike Newton indicated that affected Lot Owners are aware of the need to take responsibility for maintenance and are working those agreements out with each other.



#### DRC Update -- Mike Newton

- There is much building activity currently underway with a few additional lots expected to break ground before the end of the year. More than half the Lots in Sovereign Oaks are now occupied and well over 2/3rds of all lots are either occupied or under construction, which is a very fast build out for a development of this size, Mike said.
- There are a few disagreements that remain standing or were recently resolved.
  - Last April the DRC denied a plan for non-structural metal siding for a residence on Lot #89 (Milbourne) and had not heard back from the Lot Owner until recently, who sent a 33-page response that the DRC has not had a chance to review.
  - The DRC had previously denied a request for a waiver of the fence setback requirements for Lot #87 (Miller) which had generated a series of appeals and requests for reviews. As the DRC accommodated the request for additional reviews, the Lot Owner indicated he was withdrawing the request for waiver because the location of the propane tank on the property made the requested fence location impossible. The DRC incurred several hundred dollars in unbudgeted expense for professional DRC members time for the additional reviews, underscoring the importance of collecting fees for additional DRC review beyond the five meetings covered in the initial DRC fee.
  - See Executive Session below.

#### Trails & Landscape Update – Mark Jordan

- The Committee completed an erosion prevention project along Musterfield trail (up from the Greenhouse). They will likely need additional funds for river rock to complete the project. They also intend to move existing and available river rock near the Greenhouse.

#### Social & Communication Update – Art Mandler

- Sally Klippel is hosting the first Wine & Hors d'oeuvres event this month
- An ecology professor from Warren Wilson has offered to take HOA members on a nature walk through the Warren Wilson Forest. Art said this likely will happen next spring.

#### Discussion Topics

- The board discussed the upcoming HOA Annual Meeting, reviewed the proposed budget, talked through the agenda and communications plan, logistics for the meeting and made final adjustments
- The Agenda, Proxy, Minutes of the 2020 Annual Meeting and Information on the Election will go out to the HOA membership later in the week.
- So far no one not currently on the Board has indicated that they intend to run for a Board seat.



**Sovereign Oaks HOA Board**  
board@sovereignoakshoa.com

Executive Session: The Board went into Executive Session for approximately ten minutes to discuss issues surrounding the build on Lot #55 (Tremlett) including fines and approved builder status for the builder (Livingstone).

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