



17 Hawberry Court
Asheville, 28805

Sovereign Oaks HOA Board Meeting Minutes (Approved March 13, 2022)
board@sovereignoakshoa.com

Sovereign Oaks HOA Meeting

Date: Monday February 7th

Location: Kirsten Kern's House, 17 Hawberry Court

Present

- Kirsten Kern, President
- Mark Jordan, Voice President
- Brad Allen, Secretary
- Javier Samayoa, Treasurer
- Mike Newton, Member
- No non-Board attendees were present

- I. Kirsten Kern Called the meeting to Order at 7:03 p.m.
- II. The Board Meeting Minutes from January were approved without objection
- III. Treasurer's Report — Javier Samayoa
 - a. Javier informed the Board that he is making progress in his transition in assuming the role of HOA Treasurer but still encounters issues where he needs Art Mandler's help (the previous HOA Treasurer) because he's never encountered the issue before or is something both he and Art have to try to figure out, so the transition is far from over.
 - b. There was no Income Statement or Balance Sheet report for the month of January as the HOA Annual Dues invoices were just issued and some checks have started coming in but have not been posted on QuickBooks, so the balances will be incorrect.
 - c. One 2021 Invoice remains unpaid (Velimesis, Lot # 9) and has accrued \$450 in fines which the Velimesis are objecting to for various reasons which the Board has deemed insufficient. The board discussed the situation and approved sending a letter demanding payment of past dues and fines.
- IV. Committee Updates

- a. Facilities (Mike Newton)
 - i. **Pavilion:** Matt Kern will bring his Bobcat down to the Pavilion site to work on site preparation. Concrete contractor pulled a permit for pouring the slab and will alert the HOA about 10 days prior to work commencing.
 - ii. Mike will ask for a few volunteers to help with raking and smoothing the slab site before concrete is poured.
 - iii. The original bid for the slab was \$15,000, the revised bid came in at \$10,800. The use of volunteers has saved the HOA a significant amount of money and will be important going forward. So far, the HOA has spent about \$600 on deconstruction of the Greenhouse and site preparation. Amanda Galvin who is on the Pavilion Project Committee is putting together a communication update on the project to send to the entire community soon.
 - iv. Front gate post on the exit side has leaned in, undermined by rainwater runoff, so the gate has been dragging on the roadway. Charley Remsen and Mike Newton propped the gate open while repairs were made.
- b. DRC (Mike Newton)
 - i. The search for a professional architect to replace Aaron Wilson continues. The DRC had identified two potential candidates, but both withdrew their names after the Davis lawsuit was filed. Aaron will be interviewing additional candidates as they are identified.
 - ii. The DRC will be reviewing six houses in various stages at its next meeting as well as request for a chicken coop on Lot #76 (Cho).
 - iii. The concrete spillage adjacent to the construction site on Lot #50 has not been cleaned up by the contractor (Grammatico) despite a notification sent last month. The DRC will take it up with the contractor who is seeking to build another home in Sovereign Oaks.
 - iv. Mike presented a written description of DRC process for the Board to review. He wants to give this document to prospective homeowners at the beginning of the design review process as well as post it on the HOA website. The Board unanimously endorsed the contents of the document and its distribution.
- c. Trails and Landscape (Mark Jordan)
 - i. The HOA has used Laurel Crest as the HOA landscaping contractor for the past two years and, after an initial learning curve, has generally been pleased with their work. The Committee will be seeking competitive bids on the landscaping contract for next year, which will begin at the end of June.
 - ii. The rock lined-swale along Musterfield Creek trail behind Lot # 27 (Schroeder) has been completed and is performing well. Initially the Committee thought it would need to install a small bridge to enable mowers to cross over the swale, but no longer deem that necessary.
 - iii. Kirsten Kern raised the issue of homeowners depositing firewood over tree roots, which will eventually kill the trees. Margo Ammidown has information on how to preserve trees and prevent root damage by this practice which she is willing to share with the neighborhood through the monthly HOA newsletter. The Landscape Committee will reach out to individual homeowners where this is an observable issue with advice on this topic.
- d. Social & Communications (Sally Klippel via Kirsten Kern)
 - i. Our committee hasn't met since last fall. COVID and the cold weather has put a hold on many of our ideas. Below are the ideas that we discussed for this year.

- ii. A St Patrick's Day gathering at the Greenhouse could also be a celebration of the new pavilion. Ideas discussed for 2022 included:
- iii. **March**
 - 1. -St. Patrick's Day gathering. At the Greenhouse? St. Paddy's falls on Thursday, 3/17 so we mentioned possibly celebrating 3/19.
- iv. **April**
 - 1. -Wine and Appetizer Groups - Every other month starting up at the end of April. Exact date TBD. Small groups of 8-10 meeting at different homes for wine and snacks to be provided by the members. Hosts and members of groups will change at each event. At this event we may gauge an interest in progressive dinners in the coming months.
 - 2. -Nature walk with Dave Ellum of WWC at one of the farther flung WWC areas. Date TBD
- v. **May/June/July/August/September**
 - 1. (In no particular order: Maybe in early March we can start thinking about exact dates)
 - 2. -Food Truck
 - 3. -Neighborhood camp out
 - 4. -Sunshine Sammies
 - 5. -Bamboo BBQ
 - 6. -Swannanoa River float trip
 - 7. -Ask Randy to do either a nature walk here and/or history walk
 - 8. -Organized hikes with groups of neighbors to points in the region
- vi. **October**
 - 1. -Pumpkin carving/Chili cook off
 - 2. -Halloween
- vii. **November**
 - 1. Break for holidays...
 - 2. -2023 planning meeting
- viii. **December**
 - 1. -Cookie Exchange
- ix. **Ongoing:**
 - 1. -Book Club (every other month) postponed Jan meeting to Feb 22 because of Omicron and too cold to meet outs

VI. Discussion Topics

- The Board discussed the topics to be included from the BOD in the next monthly HOA Newsletter.

VII. Executive Session: The Board went into Executive Session for ~ 20 minutes to discuss the status of the Davis lawsuit against the HOA.

The meeting was adjourned at 8:53 p.m.

