



17 Hawberry Court  
Asheville, 28805

**Sovereign Oaks HOA Board Meeting Minutes for April 2022** (Approved May 2, 2022)

[board@sovereignoakshoa.com](mailto:board@sovereignoakshoa.com)

Sovereign Oaks HOA Board Meeting  
Date: Monday April 4, 2022  
Location: 17 Hawberry Court

**Present**

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

In addition to the Board members the following HOA members were present.

- Jim Cox and Sara Cox; 88 Wandering Oaks Way
- Lindsay Cho: 42 Towering Oaks
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Kirsten Kern called the meeting to order at 7:03 p.m.

**OPEN COMMENTS AND QUESTIONS:**

Jim and Sara Cox addressed the Board asking when the DRC will make a decision concerning their request for a reasonable accommodation under the North Carolina Fair Housing Act concerning installation of a fence on their property. Mike Newton responded, saying the DRC will submit its recommendation to the HOA outside counsel to ensure it meets the “reasonable accommodation” requirements. He described the

broad outlines of what the DRC is considering and will communicate the recommendation to the Coxes once that process has been completed.

Lindsay Cho addressed the Board regarding the shared driveway between her property and her neighbors and the need to install a paved surface on it to prevent erosion. She and her husband are asking why the other shared driveways in Sovereign Oaks have a hard surface pavement and want their driveway treated the same way. Several members of the Board indicated that was a choice of the developer and that the HOA does not have either authority or responsibility for making improvements on individual lots. She indicated she would research the issue further and get back to the Board.

### **Regular Order of Business**

- Approval of Previous Minutes- Minutes of the March 13 Board Meeting were unanimously approved.
- Treasurer's Report (See separate Report)
  - Implementation of QuickBooks and hand-off of responsibility to the new Treasurer continues to progress, but issues remain. Brad Allen offered to solicit potential bookkeeper resources.
  - One lot owner double paid Annual dues and asked that the HOA retain it. After brief discussion, the Board decided to refund the overpayment as retaining it would unnecessarily complicate the HOA's accounts.
  - A December 20221 payment to Laurel Crest Landscaping was returned. While Laurel Crest had notified the HOA that it was ending its landscaping contract, the payment predates the end of the contract. The Treasurer will look into it.
  - The HOA needs to provide a 1099 Tax Form to the DRC Coordinator. The Treasurer will look into it.
  - Through March 31, the HOA has incurred \$7825 in legal fees. Options were discussed to find areas of savings within the HOA budget to accommodate potential overage on legal fees. A new landscaping contract will achieve some savings and the pavilion project can be pushed out as well. The Board will continue to monitor and attempt to limit legal counsel fees without jeopardizing the HOA's position.
- Committee Updates
  - Facilities – Mike Newton: Pavilion project update- the site has been prepped for installation of the expanded concrete slab, but we're waiting on the weather to cooperate. A truck delivering gravel to the site got stuck in the mud and a second truck had to be called in to pull it out, leaving the road by the site a mess. If community volunteers clean it up, we can look to the contractor to give us a further price reduction. Volunteer work will be necessary to apply a water repellent sealant to the footbridge across Bull Creek.

- DRC – Mike Newton: No submissions this month as several Lot owners are putting off construction. Two site managers on two separate sites quit to start their own construction companies. This likely will result in delays on both projects. (Lots 16, 89). Lot 56 is getting ready to break ground in the next month or so.
- Trails and Landscape -- Mark Jordan: Laurel Crest Landscaping resigned all their maintenance landscaping accounts to concentrate on hardscaping and installation. The contract was set to expire at the end of May and Mark has interviewed three other service providers, two of whom have submitted bids below the current Laurel Crest fee level.
- Brad moved and Kirsten seconded a motion giving the Landscape committee the authority to research references and contract with one of the two firms submitting competitive bids.
- Social & Communications Committee: (Submitted by Sallie Klippel)
  - Hi Kirsten! Glad that neighbors enjoyed the St Paddy's Day party. Really a group effort from the committee. Art surprised us with the musical presentation!
  - Next up is the beginning of the Wine and Appetizer group on Saturday, April 1<sup>st</sup>. 6-7:30 Chose this date long ago with no idea it would be the final four date. At least it's over before the UNC-Duke game. We have 18 people participating in two groups-one hosted by Leslie and Mark Connolly and one by Jack and me.
  - Trying to get the Book Club more organized. Sarah Cox helped me with a Google questionnaire to get book suggestions. Will try to select the titles for the rest of the year. Hope to have meetings in May, July, Sept and Nov.
  - April 16 is a Nature Walk at Warren Wilson Cottage
  - June 25 is the Gypsy Queen Food Truck
  - Other plans for the summer are BBQ at the greenhouse and an Italian Wine Tasting but no dates set yet.

- Discussion Topics

- Tim Owings had made a request of the Board for a list of HOA members including names, street addresses, phone numbers and email addresses as a useful reference for all. A brief discussion ensued with the following points being made. While a member directory currently exists on the HOA website, it is out of date and not very useful or utilized. If members want to communicate to the HOA broadly, they can submit notices and information to Amanda Galvin for the monthly newsletter. The Board discussed the issue and will look into working

with Art Mandler, Rebekah Owings and Amanda Galvin to develop an opt-in Community Directory that gives HOA members the ability to control what information is released about them and what communications they are willing to accept through the directory.

- The Board discussed and approved Guidelines for HOA Member Participation in Monthly Board Meetings. The Guidelines will be posted on the HOA website and notice of the guidelines will be included in the upcoming monthly HOA Newsletter.
- Mike Newton mentioned an opportunity first brought forward by Charley Remsen for Sovereign Oaks to participate in a periodic information exchange with other Asheville -area HOA Boards about topics of shared interest. After a brief discussion, the Board indicated its support for the effort. Brad Allen moved and Kirsten Kern seconded a motion that the Board participate and that Mike Newton be the Sovereign Oaks representative. The motion passed unanimously.
- Executive Session: At 8:12 p.m. the board went into Executive Session to discuss a request to modify Board minutes, an unpaid interest penalty for delinquent payment of annual dues and the Cho request concerning their driveway.
- The meeting was adjourned at 9:15 p.m.