



17 Hawberry Court  
Asheville, 28805

**Sovereign Oaks HOA Board Meeting Agenda**  
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Sovereign Oaks HOA Board Meeting  
Date: May 2, 2022  
Location: 17 Hawberry Court

**Present**

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

I. Call to Order: Meeting was called to order at 7:03 p.m.

II. Open Comments Period: No non-Board members were present.

III. Regular Order of Business

- Approval of Previous Minutes – April minutes were approved as submitted.
- Treasurer's Report: Javier Samayoa
  - (See separate reports)
  - The QuickBooks transition issues have been resolved. Javier and Art will complete the hand-off.
  - Bookkeeper search: Two professional accounting firms responded to queries, expressing interest in taking the HOA on as a client. HOA resident Kristen Eggen also expressed interest in the bookkeeper position. Art and Javier spoke with

her and recommend that the HOA hire Kristen. Mark Jordan moved and Mike Newton seconded a motion to that effect. It was approved unanimously.

- Committee Updates
  - Facilities: Mike Newton
    - Pavilion Project Update- We are currently waiting on the concrete pad to be laid. Weather has been uncooperative with rain delays. The contractor who had agreed to erect the structure has backed out because of delays. The HOA is paying \$120 month to store furniture from the Greenhouse. The cost of reupholstering the couch from the greenhouse would be prohibitive, so it Kirsten suggested it be sold and the funds used to purchase more appropriate furniture. The remaining chairs and table can be stored temporarily in Mike Newton's garage and the front entrance shed. Mark Jordan agreed to use his truck to empty the storage unit before the end of the month
    - There was a general discussion about deferring completion of the pavilion because legal expenses have run above expectations through the first four months of the year due to conflicts with two HOA members. There was agreement that the concrete pad should be completed, but the remainder of the project be put on hold for now.
  - DRC: Mike Newton
    - While one lot recently broke ground (Lot # 85) and another has completed the approval process, not much other activity is occurring as several Lot Owners have put construction projects on hold due to high costs and one lot owner is having difficulty securing a builder as their previously identified builder declined to take on the project.
    - The contractor on Lot #85 notified the DRC that an individual came on to the construction site while trees were being cleared asking what was going on. The unidentified individual approached the backhoe from the rear, so the driver did not see the person until they were next to the equipment, creating a potentially dangerous situation for both. A notice reminding HOA residents that construction sites are private property and dangerous work sites and communication with work crews should be through the DRC will be included in the next HOA newsletter.
  - Trails & Landscape; Mark Jordan
    - The new Landscape contractor, Asheville Lawn and Landscape, commenced work this month and has started familiarizing themselves with the HOA mowing and maintenance needs. (This is the same contractor that has the snow plowing contract and the cost is below the previous landscape contractor's cost.) They already laid down mulch at the front entrance and the work has generally been of a high quality. The contract will also cover mowing the road frontage on lots while under construction, which is different from the previous contract. That being said, HOA residents are responsible for maintaining the road frontage once construction is complete. A reminder to that effect will be included in the next HOA Newsletter.
    - Trail maintenance along Musterfield Trail are on the Committee's project list.

- Social & Communications: written report submitted by Sally Klippel
  - Kirsten- We surveyed the book club members and have four books selected for May, July, September and November as well as presenters and hosts arranged. May 4 is at my house with Jack presenting *Anxious People* by Fredric Backman.
  - June 11 is the next date for the Wine and Appetizer group. Have two hosts. In April we had two groups of 8 and 10 members get together. The wine, appetizers and friendship were great. Hope to get more to join for the June meeting.
  - June 25 is the date for the Gypsy Queen Food Truck. Hope for a good turnout.
  - We are waiting for the Greenhouse to be completed for the summer BBQ and Sunshine Sammies ice cream truck.
  - We cancelled the Warren Wilson Hike as the weather forecast was for rain. Hope to reschedule.

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#### IV. Discussion Topics

- Community Notices: There was a general discussion about whether the HOA should take on the role of distributing community-wide notices that residents presumably are also receiving from external agencies (e.g.; Water Quality Notice for Asheville Water Dept.). While it was agreed that passing on notices can be useful, communications should remind HOA members that the HOA communication is not intended as a substitute for official notices from community agencies and members should not assume that the HOA is the primary source for information not directly related to HOA business.
- Community Directory Update: Brad Allen reported that the request for an HOA Community Directory is being researched and recommendations made by Art Mandler, Rebekah Owings and Amanda Galvin.
- “Neighborhood Harmony” group meeting report and proposal: Javier Samayoa and Brad Allen reported on a recent meeting with four HOA members held at their request, (Artie Miller, Harry Koolen, Jack Klippel, Tim Owings) concerning their ideas to strengthen neighborhood harmony. The discussion was described as positive and constructive, while the specific proposals the group made requires some clarification. Both Javier and Brad encouraged the four to expand their conversations with other neighbors and solicit ideas from others. The Board will issue a written follow up note to the group.

V. Executive Session: At 8:25 p.m. the Board went into Executive Session to discuss the Cox request for a fence that has been submitted to the DRC as well as the current level of legal expenses incurred thus far this year.

VI. Next Board Meeting: The next board meeting was scheduled for Tuesday June 7, at 7. p.m.

VII. Adjournment: the meeting was adjourned at 8:58 p.m.