



17 Hawberry Court
Asheville, 28805

Sovereign Oaks HOA Board Meeting Minutes (Approved 7 Sept. 2022)
board@sovereignoakshoa.com

Sovereign Oaks HOA Board Meeting

Date: Tuesday, August 2, 2022 @ 7 p.m.

Location: 17 Hawberry Court

Attendees:

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

Non-board HOA members in attendance:

Pam Granade
Rebekah Owings

Call to Order: Kirsten Kern Called the Meeting to order at 7 p.m.

Open Comments Period

- Pam Granade spoke to the Board about an incident that occurred when she and her husband Doug were walking along Wandering Oaks Way with their two dogs on-leash, when a dog belonging to Richard and Lelsie Ehret, 117 Wandering Oaks Way, slipped out of its collar, ran about 50 feet and aggressively attacked one of their dogs, biting it in the head. Pam related that she was able to deter the aggressor dog with pepper spray but the dog then turned on their second dog, and again was deterred by pepper spray. Pam indicated that the Ehrets were very apologetic and she recognizes that the incident was an unfortunate accident. When asked, she said she did not want to report the incident to the Buncombe County Sherriff's Animal Control Office but wanted the HOA Board to be aware of what she views as "a really dangerous situation" and a dog that needs to be under greater control by its owners. After a brief discussion, the Board decided it would

put an advisory notice in the upcoming community newsletter and communicate with the Ehrets about the incident. [Subsequently, the Board, on advice of counsel, urged Granades to report the incident to proper authorities.]

- Community Directory: Rebekah Owings provided the Board with an update about the work she, Amanda Galvin and Art Mandler have been doing on a voluntary basis to develop an opt-in community directory. She said she expects the directory will be launched within the next few weeks. The Board expressed its gratitude for the amount of work that has gone into the effort and the quality of the work.

Regular Order of Business

- Approval of Previous Minutes. July 5 Minutes were approved without change.

Treasurer's Report (See attached)

- With the exception of Legal Expenses, spending continues to remain within or below the 2022 budget.
- Three Lot Owners owe late fees for late payment of Annual dues.
 - The remainder of the discussion revolved around preparing the 2023 proposed budget for the upcoming Annual Meeting. There was extensive discussion around the proposed budget and presentation of materials to the HOA membership. Javier and Kristen Eggen will prepare a draft proposed budget to circulate to the Board within the next few days.

Committee Updates

- Facilities – Mike Newton: The concrete pad installation for the Pavilion is still in a holding pattern based on weather and window of availability for contractors; there have been no other significant issues for the Committee this month.
- DRC – Mike Newton: Mike gave an overview of DRC meetings coming up with projects either under construction or in the review cycle. There is still a low level of newly initiated activity due to high construction costs. Two DRC members, Margot Ammidown and Harry Koolen, will be ending their two-year terms this October. The board briefly discussed potential candidates to replace them and will put a notice in the upcoming newsletter.
- Trails and Landscape: While trail maintenance continues, the Committee is also planning on replacing/repairing the wooden fence along the front of Sovereign Oaks around the area of the mailbox turnaround and the entrance gate. There was a brief discussion about a request from the current owners of Lot # 97 (Lochen) to have the HOA dredge the retention pond bordering their property on Parkland Grove since they are trying to sell the lot. Mark Jordan informed them that the HOA does not have funds budgeted nor does it have any plans to dredge the pond.
- Social & Communications: (via email from Sally Klippel)
 - We met last Saturday and do have some new plans for the rest of the year.
 - August 13 – Wine and Appetizers
 - August 20 – BBQ at the Bamboo Grove. We'll provide BBQ'd meats. Everyone brings their own drinks and a side dish or dessert to share.
 - September 19 – Book Club at the Stepflug's-Paris in the Present Tense
 - September 23 – Food Truck in front of Julie Brown's house
 - October – Wine and Appetizers – date to be determined

- October 29 – Chili Cookoff – probably at Amanda Galvin’s covered car port and back yard
- October 31 – Trick or Treat Event for the kids. Maybe hayride and/or trunk and treat on Wandering Oaks
- November – Bee tasting/seminar – depends on when our beekeeper is able to do it
- November – Book Club – Gentleman in Paris – date & place to be determined
- Early December – Cookie Exchange – similar to last year – place to be determined.
- There is also the new Non-Fiction History Book Club started by Harry Koolen and Artie Miller. The committee does not plan on having any input aside from including their meeting announcements in our SO emails

Discussion Topics

- Annual Meeting Planning
 - Proposed 2023 Budget: (As discussed above in Treasurer’s Report)
 - Agenda: there was a general discussion about the logistics and planning for the meeting with the date set for Sept 22nd. Timing and content of communications to the HOA membership about the Annual Meeting were also discussed.
 - BOD Election: Potential candidates for the expiring Board seat were also discussed.

Executive Session: At approximately 9:15 p.m. the Board went into executive session to discuss legal communications concerning the Coxes’ construction of an unapproved fence at 117 Wandering Oaks Way.

The Meeting was adjourned at 9:46 p.m.