



31 Trail Top
Asheville, 28805

**Sovereign Oaks HOA Board Meeting
Minutes (Approved Oct. 25, 2023)**
board@sovereignoakshoa.com

Sovereign Oaks HOA Board Meeting
Date: Tuesday, Sept 6, 2022
Location: 31 Trail Top Drive

Board Attendees:

Kirsten Kern, President
Mark Jordan, Vice President
Brad Allen, Secretary

Not attending were Javier Samayoa, Treasurer and Mike Newton, Member

Non-Board HOA members in attendance:

Beth Kainic
David Stark
Lisa Armstrong
Cheryl Jordan

- I. Call to Order -- President Kirsten Kern called the meeting to order at 6:55 p.m.
- II. Approval of Minutes: Minutes from the August Board meeting were approved as submitted.
- III. Committee Reports

Report of the Trails & Landscape Committee:

Mark Jordan gave a brief report on the work of the Trails and Landscapes Committee. Project completed or in the works by volunteers on the Committee are as follows:

- The Committee has plans to reseed the back side of Majestic Oaks Circle.
- Two loads of topsoil will be added to the gardens around the entrance.
- Several trails have been widened and wood chips added.
- The trailhead leading off Hawberry Court by the Jordan's requires significant maintenance as a very large tree fell down leaving a large hole and exposed root ball. The tree itself has been cleared by the damage from the root ball needs to be addressed at some point.
- The Committee plans to clear some weeds bordering the stormwater retention pond along Brookside Drive.

IV. Open Comment Period

At approximately 7:05 p.m. Kirsten declared the Open Comments period had begun and introduced Lisa Armstrong, 43 Hawberry Court. Lisa spoke to the Board about safety concerns when walking along the roads in the neighborhood. She noted that Sovereign Oaks has a mix of young families with children, older adults, dog-walkers, joggers and cyclists all of whom share the road with cars and trucks. She said that the current 25 mph speed limit posted within Sovereign Oaks “feels a little fast” because the neighborhood has no sidewalks. She also said that not everyone adheres to that 25 mph speed limit.

She said she wants to discuss a lower speed limit (15 or 20 mph) and solicit board reaction and input.

After a general discussion about the need to ensure safety of pedestrians with increasing traffic, it was suggested that Lisa bring the issue in front of the entire HOA membership during the upcoming Annual Meeting. She agreed to do that.

The Board ended the Open Discussion period and resumed its regular order of business.

V. Interview of DRC Candidates; Appointment of DRC Members

The Board had indicated to the entire HOA membership last month that two terms on the DRC were expiring in October, one currently held by Harry Koolen, the other by Margot Ammidown. Harry had communicated to the Board his desire to remain on the DRC. Those HOA members expressing interest in service on the DRC were invited to attend the September Board meeting to discuss their interest.

The first candidate to be interviewed was Beth Kainic, 19 Brookridge Lane. She told the Board that she had always sought opportunities to serve in a volunteer capacity wherever she lived. She had spent her professional career in education and learned to work with individuals from a variety of backgrounds and perspectives, which she indicated would be an advantage in working on the DRC. She informed the Board that she had been president of the private road association in the neighborhood she had lived outside of Chicago. She also said that having recently completed construction of her house, she was both familiar with and impressed by the DRC process. She then added that she “loves the DRC guidelines” in its emphasis on having homes in Sovereign Oaks fit in to their natural surroundings while minimizing the impact of building on the environment. She indicated she wants to see that emphasis continue and to preserve Sovereign Oaks as she finds it.

David Stark, 35 Wandering Oaks Way, was then interviewed, informing the Board that “design is my life.” He has trained and worked in photography, film and architecture. He worked as a filmmaker and also worked in design for an architectural firm in Massachusetts. He told the Board that he shares the philosophy as outlined in the Design Guidelines, specifically citing the emphasis on simplicity, local sourcing of materials and fitting in to the natural surroundings while allowing individual expression and variety in design. He cited his own experience working with the DRC and the guidelines while building his home and cited an example where he saved considerable cost by using locally sources stone from landscaping as opposed to imported stone that had been suggested as part of the original design.

Those were the only two candidates in attendance. After a discussion on each candidate the Board made the following appointments.

Brad Allen moved and Mark Jordan seconded the appointment of Harry Koolen to another term on

the DRC. The motion was approved by all three members present.

Mark Jordan moved and Brad Allen seconded the appointment of David Stark to the DRC. The motion was approved by all three members present.

VI. Annual Meeting Preparations

The Board then went into a discussion of the upcoming Annual Meeting, finalizing the budget, agenda and logistics.

VII. Executive Session

At 8:50 p.m. the Board went into Executive Session to discuss the HOA being named in a complaint filed with the North Carolina Human Relations Commission claiming discrimination by HOA members Sarah and James Cox concerning the on-going dispute over a fence on their property. Topics discussed included communications with the HOA Attorney and possible responses.

The meeting adjourned at 9:20 p.m.