

# Sovereign Oaks HOA Board Meeting Minutes

Date: 7.10.24 (Approved 8.14.24)

## **Board Members Present**

President: Beth Kainic

Vice President: Mark Jordan

Treasurer: Sam Cooke

Secretary: Catherine Stelpflug

Director: Mike Newton

**Additional HOA Members Present:** None

**Others Present:** None

**Meeting Called to Order:** 7:03 pm

**Meeting Adjourned:** 8:45 pm

**Executive Session:** 8:10 - 8:45

**Next Meeting:** Wednesday, August 14, 2024

Topic	Notes	Next Steps/ Person Responsible
Previous Meeting Follow-up	The BOD approved previous month's minutes. Motion: Beth Second: Catherine	CS to email to Rebekah for website
New Business	<p><b>New Book Lending Box (Mini Library)</b> Sam brought forward to the BOD that some neighbors are interested in adding an additional lending box in a central location. He said a neighbor is willing to make the box and shared a photo of the style, which is basic and straightforward, and a bit different from our existing little lending library box.</p> <p>Places that had been suggested to locate the box were discussed and the trailhead that goes by the graveyard seemed to be the best option for a central location that is on SO common areas, which are the only places we are allowed to put up such a structure for common use (according to all guidelines we must follow). Catherine added that this seems a good choice because there is a bench nearby in the graveyard that people could use if they want to read a bit before deciding on a book.</p> <p>Additional design ideas, such as whimsical designs, were discussed and it was decided to keep the box simple and muted in this natural setting, and not the colorful exterior of our other little lending library, and to make sure the new box is aesthetically pleasing as well as respectful in nature to be placed so that it is still visible from the road but down the trail compared to the trail head sign.</p>	

# Sovereign Oaks HOA Board Meeting Minutes

Date: 7.10.24 (Approved 8.14.24)

Treasurer	<p>Current Report: Everything is on track. We are 50% through the year and we have only used 31% of our 2024 annual budget. Note: We generally use most of our year's budget with DRC cost of professionals/coordinator throughout the year and monthly landscaping costs are spread throughout the year, but especially during March with mulching expenses. Another "seasonal" cost comes in April due to tax/accounting expenses.</p>																			
Com- mittee Business	<p>1. Facilities -</p> <ul style="list-style-type: none"> <li>a. Mike has repaired the gate that had been bent and it is ready to be installed to replace the double gate headed from the mailboxes to the bamboo grove.</li> <li>b. Beehive electric fence is working to keep bears away</li> <li>c. Bees not producing much because of the drought</li> </ul> <p>2. DRC -</p> <ul style="list-style-type: none"> <li>a. The new staff person (DRC Coordinator), Mary Driscoll, we hired to replace Valerie in supporting the DRC, is working out great! She is as great at the requirements as Valerie was.</li> <li>b. New builds are approved, an additional structure request approved, tree protections working out well, new builds coming, and one build has had to drop out for now.</li> </ul> <p>3. Trails &amp; Landscape -</p> <ul style="list-style-type: none"> <li>a. New landscaping contract has been finalized with Asheville Lawn &amp; Landscaping LLC. We will continue working with Tony Careccia's company as before.</li> </ul> <table border="1" style="margin-left: 40px; margin-top: 10px; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">Yearly Expense</th> <th style="padding: 5px;">Monthly Breakdown</th> <th style="padding: 5px;">Area Covered</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">\$15,780</td> <td style="padding: 5px;">\$1,315.00</td> <td style="padding: 5px;">Overall neighborhood</td> </tr> <tr> <td style="padding: 5px;">\$975</td> <td style="padding: 5px;">\$81.25</td> <td style="padding: 5px;">*Bamboo Trail</td> </tr> <tr> <td style="padding: 5px;">\$450</td> <td style="padding: 5px;">\$37.50</td> <td style="padding: 5px;">*Hill on Old Farm School Rd.</td> </tr> <tr> <td style="padding: 5px;">\$450</td> <td style="padding: 5px;">\$37.50</td> <td style="padding: 5px;">*Hill at Parkland Grove</td> </tr> <tr> <td style="padding: 5px;"><b>\$17,655</b></td> <td style="padding: 5px;"><b>\$1,471.25</b></td> <td style="padding: 5px;"><b>Grand Total, with Add-ons</b></td> </tr> </tbody> </table> <p style="margin-left: 40px; margin-top: 5px;">* Add-ons to the basic contract.</p>	Yearly Expense	Monthly Breakdown	Area Covered	\$15,780	\$1,315.00	Overall neighborhood	\$975	\$81.25	*Bamboo Trail	\$450	\$37.50	*Hill on Old Farm School Rd.	\$450	\$37.50	*Hill at Parkland Grove	<b>\$17,655</b>	<b>\$1,471.25</b>	<b>Grand Total, with Add-ons</b>	
Yearly Expense	Monthly Breakdown	Area Covered																		
\$15,780	\$1,315.00	Overall neighborhood																		
\$975	\$81.25	*Bamboo Trail																		
\$450	\$37.50	*Hill on Old Farm School Rd.																		
\$450	\$37.50	*Hill at Parkland Grove																		
<b>\$17,655</b>	<b>\$1,471.25</b>	<b>Grand Total, with Add-ons</b>																		

# Sovereign Oaks HOA Board Meeting Minutes

Date: 7.10.24 (Approved 8.14.24)

	<p>4. Social -</p> <ul style="list-style-type: none"><li>a. Non-fiction Book Club will meet on July 24th, at the home of Steve and Julie Brown. The book is The Heaven and Earth Grocery Store by James McBride.</li><li>b. Firepit Fridays changed this month's event to this Friday, July 12th, rather than July 19th because we only have hosts available this Friday. Georgia and Georgia will be hosting it at The Park. Notice was sent out via email and Discord.</li></ul>	
Hot Topics	-Repeat reminder for Annual Meeting	Secretary to email HTs to Amanda
Next Meeting Agenda	- Continue plans for Annual Meeting	