

# Sovereign Oaks HOA Board Meeting Minutes

Date: 1.14.25 (Approved 2.11.25)

## **Board Members Present**

President: Beth Kainic

Vice President: Josh Sindy

Treasurer: Sam Cooke

Secretary: Catherine Stelpflug

Director: Sam Davis

## **Additional HOA Members Present:**

Matt Kern - just to deliver committee report

Jean-Yves - just to deliver committee report

**Others Present:** None

**Meeting Called to Order:** 7:00 pm

**Meeting Adjourned:** 9:15 pm

**Executive Session:** 9:15 - 9:40 pm

**Next Meeting:** Tuesday, Feb. 11, at the East Asheville Library, Room B

Topic	Notes	Next Steps/ Person Responsible
Treasurer's Report	<p>Review of budget</p> <p>In 2024 we spent 72% of our budget. Current Balance sheet looks good. Dues paid on 23 lots.</p> <p>We have 2 CDs coming due in February. By that time we will need to decide how much to keep liquid and how much to reinvest.</p> <p>Sam C. followed up regarding the NCDOR's notice about the HOA owing approximately \$200 of franchise tax with a letter appealing the decisions based on our CPA saying an HOA should not owe that type of tax.</p> <p>The issue of whether or not our HOA accounting needs a formal audit was brought up and will be discussed at a future meeting.</p> <p>The need for having additional measures in-place for securing the HOA's funds will continue to be investigated.</p>	Sam C.
Committee Reports	<p>Trails and Landscape: Matt Kern New Chair: Art Mandler</p> <p>1st Project: Cut the trees off the Muster Field Trail</p>	

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	<p>Muster Field Trail has some very large trees across it.</p> <p>2nd Project: Trail by the cemetery needs apx. 16' of steps to make the slope safer. Will need to add rebar to do this, so we must have good weather to get these in. Beth shared with Matt that Dan Gramatico has offered to help with the repairs.</p> <p>Warren Wilson Trails have been worked on extensively by Jim Hoer and Mike Newton. Nancy Hoer and Mark Jordan have also helped and have worked on the Hawberry Trail.</p> <p>General Projects throughout the year: Clearing invasives so the landscaping crews can spray, otherwise we would burn out our volunteers because there is so much work.</p> <p>Question: Are golf carts or other motorized vehicles allowed on the trails, such as the trail to the picnic area? Answer: In general, no motorized vehicles are allowed on trails. Specifically, the trail to the picnic area has underlying major City of Asheville water lines and would be particularly vulnerable to motorized traffic.</p> <p>Beth sent this follow-up information via email from the SO Covenants to the board, right after the meeting: SECTION 5. PARKING AND MOTOR VEHICLES. No parking of unlicensed, uninspected or non-operable vehicles shall be allowed on any Lot outside a Dwelling. Except for emergency repairs, no person shall repair, restore or store any vehicle, boat, trailer or recreational vehicle upon any Lot outside a Dwelling. No boats, motor homes, travel trailers or other recreational vehicles may be stored upon any Lot for more than three (3) consecutive days unless the same is within an enclosed garage. All motor vehicles shall be maintained in proper operating condition so as not to be a nuisance by noise, exhaust emissions or otherwise. No motor vehicles shall be driven on pathways, unpaved Common Elements, or roadway shoulders within Sovereign Oaks. Nothing herein shall prohibit the use of golf carts or electric recreational vehicles within the roadways of the Property or trails designated therefor.</p> <p>DRC: Jean Yves Nothing new. No meeting today. Sam C. asked about the Lot #3 design review fee being overdue. The status of the Lot #3 owner moving forward is not known.</p> <p>Facilities: Sam D. reported from conversations Charley and Mike have been</p> <p>Charley and Sam D. will do another walk around the retention ponds to do</p>	<p>Sam D.</p> <p>Sam D.</p>
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	<p>an internal, unofficial inspection of these to check for damage or need for maintenance after the storm/flooding from Helene..</p> <p>Mike is going to spend about \$500 on gravel for the Bull Creek footbridge area repairs.</p> <p>Mike and Sam D. discussed possible snow plowers; no prospects yet. Mike noted many people are getting out of that business. Sam D to follow up w/ Mike on the prospect of the plower recommended by Jennie Cerrato (email from Jennie).</p> <p>Mike's prediction of the cost to pave in front of the bridge will be apx. \$20K.</p> <p>Gate: Our insurance agent has recommended that we add warning signage to our front gate. This issue has been referred to our lawyer.</p> <p>Social: The January planning meeting is coming up, but no date has been set.</p> <ul style="list-style-type: none"> <li>a. Next Book Club Meeting will be on January 22nd at the home of Sam and Kaye Cooke. The book will be <i>The Sound and the Fury</i> by William Faulkner; Beth will provide a dramatic reading.</li> <li>b. Firepit Friday - none scheduled at this time.</li> </ul>	
<p>Tech Subscription for Community Information</p>	<p>Josh had proposed looking into a subscription for group texting so any of us could send out notices to the whole community, rather than having to go just through emails. After further discussions on whether there is actually a need for this, the idea was put on hold for now.</p> <p>March meeting could be a possible time for Catherine to show BOD members how to use Mailchimp.</p>	<p>Catherine</p>
<p>Update on Bridge repair</p>	<p>Josh will need to get three quotes for paving and Beth suggested connecting with Mike to see if it could be combined with any other paving work that needs to be done in the neighborhood.</p> <p>Sam C. asked if additional gravel is needed during the interim? Josh: No, it is ok enough for now.</p>	<p>Josh</p>
<p>Gate</p>	<p>Signage at gate: This will need to be made and installed.</p>	<p>Beth to</p>

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	<p>“Do not stop in path of gate.”          “Proceed with caution.”          Final language to be reviewed and approved by BOD.</p>	<p>follow up w/          Mike Newton          (Facilities)</p>
<p>Shared Drive-way Issues</p>	<p>Shared Drives in neighborhood:</p> <ul style="list-style-type: none"> <li>-Millers and Dixons              These neighbors share a private drive and have a written agreement between themselves, but it may require revision and needs to be registered with the County if not done so already</li> <li>-Cho and Gauthier              They have a private drive. Beth will share some possible language for an agreement with them and suggest they seek the advice of an attorney. They will craft their own agreement and provide a copy to the BOD. They too will need to register their agreement with the County.</li> <li>-Kainics and Edwards              Not a private shared driveway as there is no shared driveway agreement. This is a “common shared element”. Because this is not a private drive there cannot be a “Private” sign, but there can be a sign that states something like, “No Outlet.” The STOP sign also needs to be removed as it is not in keeping with other SO signs and does not serve a purpose in its location.</li> <li>-Sindys and Velimesis              Not a private shared driveway as there is no shared driveway agreement. This is a “common shared element”.              Sindy’s trash is often not picked up. Trucks do not come up the drive at all.              Josh asked: Could a sign be put up that denotes that there is a home above (so trash, and emergency drivers will see) or something such as a stone with the house number and an arrow. It could be on the corner by Kim Spence.              BOD agreed that a stone w/ house numbers (not a sign) is in keeping with all other homes.</li> </ul>	
<p>Upcoming</p>	<p>Will need to meet later to plan for the February meeting.          Possibly we could handle this through emails.          -Sam D. will create an agenda and the presentation will be divided between BOD members (except Catherine who will be taking notes).</p>	<p>Sam D.</p>
<p>HT</p>	<ul style="list-style-type: none"> <li>-Dues Reminder</li> <li>-Feb. Community Meeting reminder, date, and time</li> <li>-Notice:              Periodically, the Board had notified the community of gate operations, ie high wind.              Notifications will no longer be given.              Always approach the gates with caution.</li> </ul>	<p>Catherine</p>

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Next Meeting	-Catherine to show BOD members how to use Mailchimp	
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