

Sardis Cove

JUNE 2025 MINUTES

We're Open!

- Have you ever wondered what happens behind the closed doors of the monthly board meetings? Wonder no more! Our next meeting will be **July 8th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



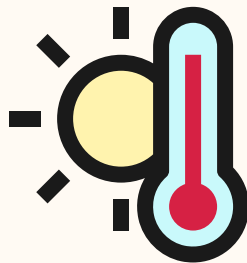
Stay up-to-date with community happenings on Facebook

- Do you have something you're looking to buy, sell, or trade? Maybe you want to know about events happening in town or have a question about something in the community? You can find all of this in more in our private Facebook group! Only residents of the community are eligible to join making it the perfect place to chit chat with your neighbors. Please email us at sardis.cove164@gmail.com for details.



Keep it cool: Extreme Heat Advisory

- We're set to have an extra hot few weeks from June to July, so please practice extra caution when walking around outside, grilling, gardening, or whatever else has you in the heat. Stay hydrated, shaded whenever possible, and keep outside time short and sweet to avoid overheating. As always if you see something, do something! Keeping our neighbors safe in these high temps is what makes our community what it is.



Your Board met June 10th, 2025 at 6:30 PM. In attendance were board members Kevin Rusch, Jan White, Hank West, Brenda Hester, Faith Alyea, Paula Dean, Madalyn Kerr and Board Associate Michaela Loving.

- The Minutes from the May Board meeting were approved.
- The Homeowner Requests Log for June was reviewed, discussed, updated, and approved.
- The Financial Report for May was reviewed and approved.

Committee Reports

Treasurer: Our legal budget for this month is over due to the filing of the lien last month and the fee requiring payment; this will be recouped after it is settled and paid. Additionally, our maintenance for this month was three times over budget due to the cost of building materials and numerous trips from our maintenance staff. We are working with him to make more cost effective trips to the community. Additionally, from the Reserves account, Accurate plumbing was paid approx. \$5840 for installing the two remaining water shutoff valves; this will allow for more controlled water shutoff when repairs are needed. All other budgets were in line with expectations for the month.

Legal: The lien which was previously filed in court is currently pending. **As a reminder, the board will never discuss specifics of any legal proceedings between itself and members of the community.** Thank you for your understanding in protecting the privacy of these individuals.

Compliance: As new fencing is being installed, **please keep in mind from page 9 of the Sardis Cove Community Handbook: New fences must be constructed of white vinyl or wood (which must be painted white within 90 days of installation).** After 90 days, the structure will be out of compliance and may incur a compliance report.

Plumbing: Last month, we were alerted to water backing up into a vacant unit. Our plumber discovered that wipes were clogging the sewer system. **As a reminder, please do not flush anything other than toilet paper.** Our sewer system is more delicate due to it's age and non-flushable items can do major damage to the system and impact homes.

Landscaping: We are actively working to resolve scheduling issues with the landscaping crew. Additionally, bush trimming is be taking place this month, but if there are any additional requests please submit them using the Homeowner's Request forms.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 8:00 PM