

Sardis Cove

AUGUST 2025 MINUTES

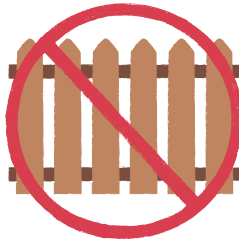
We're Open!

- Have you ever wondered what happens behind the closed doors of the monthly board meetings? Wonder no more! Our next meeting will be **September 9th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



A Fresh Coat (of Paint!)

- As a gentle reminder, when new wooden fencing structures are installed around a unit they must be painted white within 90 days. After this time, a compliance letter will be sent with additional follow-ups (only made if necessary).



New to the neighborhood? Stay in touch!

- With so many new faces moving in, we'd like to remind you of all the ways you can stay in touch with the community.
- Our website sardiscove.net hosts all of our community bylaws and handbook, insurance information, and previous months minutes and financial reports.
- For something more social, join our private Facebook group for near-by goings-on, trash day reminders, and some buy/sell/trade opportunities. It's also just a great way to see and share some great photos from around the neighborhood!



Your Board met August 12th, 2025 at 6:30 PM. In attendance were board members Jan White, Hank West, Brenda Hester, Faith Alyea, Paula Dean, and Board Associate Michaela Loving.

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

Committee Reports

Treasurer: Last month we saw a new (but budgeted for) expenditure in the office and meeting supplies category. A meeting room was reserved for our annual meeting scheduled tentatively for November 1st. The cable and water budgets were over budget due to a rate increase. Specifically for the water bill, issues such as leaks (classified as sewer in some cases) can cost three times their normal amount, which leads to potential budget friction. Additionally, as discussed last month there were multiple reserves deposits due to the overlap in the transactions reflecting in our accounts; the total sum is the same as it would be typically. All other budgets were within their expected allotments.

Compliance: As discussed in previous newsletters, we are still working with our lawyer regarding the lien on a property in the community. Please respect the privacy of the individuals involved, and remember the board will not comment on the matter publicly.

Landscaping: After reviewing average cost per incident with our maintenance person, the board is discussing the possibility of purchasing specific landscaping equipment for remediation work after plumbing fixes. No decisions on purchase have been finalized.

Maintenance: We are currently discussing a timetable for our semiannual gutter clean out with our maintenance person; once finalized, residents will be notified via email.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 7:10 PM