

Sardis Cove

SEPTEMBER 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 **October 14th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



Have a Seat at the Table

- If you've been keeping track of who's who on the board, you may have also noticed a few openings coming up this year. If you are interested in joining the board, please reach out to us at sardis.cove164@gmail.com or attend the next meeting for more information.



Annual Meeting: Coming Soon!

- It's great to get together, and even better when it's with purpose! Our Annual Homeowner's Association Meeting will be taking place at **the Matthews Community Center at 10 AM on November 1st**. Mark your calendars and please look forward to more details as the date approaches.



Who Doesn't Like (Internet) Options?

- You may have noticed some door hangers recently from **Google** regarding their **Google Fiber Internet Service**. They have asked for an audience with the board next meeting to discuss potentially coming into the neighborhood. More to follow soon!



Your Board met September 9th, 2025 at 6:30 PM. In attendance were board members Jan White, Hank West, Brenda Hester, Faith Alyea, Paula Dean, and Kevin Rusch.

- The Board was joined by two community members, Elizabeth Walker and Zach Torrance; there was discussion on a homeowner request status and the potential for Google Fiber to come into the neighborhood (see last "fun column" item).
- The Minutes from the August Board meeting were approved.
- The Homeowner Requests Log for September was reviewed, discussed, updated, and approved.
- The Financial Report for August was reviewed and approved.

Committee Reports

Treasurer: Several line items were over budget last month including: grounds maintenance, plumbing, and water and sewer. These line items saw overages of \$2.8k, \$3k, and \$1.4k respectively. Grounds maintenance included labor and supplies for pot hole remediation, as well as expensing for a new tiller to assist with post-leak remediation; both have already reflected positively on the look of the community. Water and sewer saw sharp increases which we believe to be in part to leaks, as well as potentially running water (i.e. running toilets) in-unit. Plumbing costs saw overages in part to general maintenance and leak fixes. Overall we say a net income loss of -\$8k this past month, a solution to which will be discussed at our annual meeting. 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.

Legal: Last weekend (9/7) we experienced an issue on the property with an unknown person claiming to own a vacant unit and enter unlawfully late in the night. The police were called and the individual was detained and removed from the property. As a reminder, staying vigilant of our community takes all of us; if something seems out of place, please contact the authorities.

Plumbing: As evidence of our water bill, we gently remind the community to check their commodes are not running after being flushed. Constant running water can take a toll on our monthly budget, so let's do our best to curb it where we can.

Capital Improvements: As discussed previously, we have received several bids regarding the retaining walls that require replacements. We will be waiting for the 2026 budgets to be finalized before proceeding with any finalized logistics.

Landscaping: Specifics are still being discussed, we will have some light fall-appropriate beautification of some communal flowers beds.

Trees: Many of the tree requests that we have been receiving are in part due to tree limbs resting on roof tops. We believe that raising the tree canopy would help to alleviate some of these issues, and we will be discussing logistics with our arborist in the coming months.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 8:05 PM