

SARDIS COVE HOMES ASSOCIATION

MINUTES OF ANNUAL MEETING

NOVEMBER 1, 2025

The Annual Meeting of the Sardis Coves Homes Association was held indoors at the Matthews Community Center, Classroom #204 at 10:00 AM on Saturday November 1st, 2025. 41 community members were in attendance. HOA President Kevin Rusch called the meeting to order and asked the Board Members to introduce themselves; each made sure to include their position and a brief overview of duties.

Each attendee received a copy of the 2025 Agenda, 2025 Actions of the Board Members and the 2026 Budget. Attendees were encouraged to review the materials at their leisure.

Treasurer Jan White provided the following reports:

Treasurer report: As of November 1st, 2025 the checking balance is \$58,303.20 (which is used for monthly budget expenses only) and the reserve balance is \$184,654.70 (which is for emergencies and infrastructure expenses only). The treasurer (Jan) noted that this past year, and in particular the past few months, we have seen substantial increases in the cable and water bills; the water bill for example was approximately \$12k at the beginning of this year and is now around \$16.2k as of October's review. With regards to the water bill, we have observed work crews tapping our hydrant for water and have asked residents to report any unauthorized usage; we also ask that residents stay vigilant for any extra green or mushy areas that could indicate a leak. Regarding the cable bill, Spectrum charges us around \$7.6k per month increased from \$7.2k which we have budgeted. The board plans to revisit the cable contract after it completes in June 2027 to potentially remove should prices still increase.

Additionally, the treasurer reminded residents that the reserves account cannot be used for these expenses as they are allotted for major capital expenses; these expenses include retaining wall repair, tree/canopy work, painting, and other capital improvements.

** Several residents asked in response to the comment regarding the month-over-month water bill price increase if the city cannot get more involved with trying to resolve the puzzling source of potential leaks. The treasurer's response was that due to us being private property, they cannot intervene. Additionally, a resident suggested a total water cut off and then gradual turn on to identify the source; the board acknowledged potential in the idea, noting that coordination would be the biggest challenge. **

2026 Budget Overview: Residents were advised to review the new budget – along with the provided copy of the 2025 budget – and to ask any questions. The board emphasized that this rate increase was smaller than desired due to the calculations that our income will not meet expenses if we cannot identify areas to reduce spend. The 2026 Budget will mandate a new monthly dues fee of \$255 for each unit starting on January 1, 2026; this is a \$10 increase from the current dues amount of **\$245**. According to the handbook, the Board can unilaterally increase dues up to \$10 based on the consumer-price index (CPI) without prior community approval. The monthly income from the \$255 dues will be partitioned out as it follows: **\$30** to the reserve account, and the remaining to monthly expenses. This will bring the reserve account a monthly income of **\$4,920** and an annual income of **\$59,040** yearly (not including any interest accumulated on the account). As previously stated in past minutes and meetings, the reserves account is used strictly for community infrastructure work (i.e. major tree removal, large plumbing repairs, painting, repairs, etc).

Legal report: This year, we utilized our attorney for action in regards to a lien on a unit the HOA had to enforce; the resident is incurring the monthly HOW fee of \$245 in addition to penalty (though the board is not collecting on it). The second legal issue resolved by the board was installing a resident on a payment plan to catch up on back payments of monthly fees (of which they are nearly completed).

Compliance report: In continuation from previous years' advice, and as a small community, the board advised that before putting in a compliance request that residents talk to one another and try to resolve the issue in an amicable manner before submitting a report. In addition, we have a new towing company, Charlotte Towing, for any future towing needs for unauthorized vehicles. Signage is located at the entrances of the upper and lower villages.

** Regarding trash and recycling, several residents had some kind reminders to pull in the trash cans before noon the following day as it impacts the look of the community; the board softly agreed and also noted to be neighborly and pull a can in for your neighbor if possible. The board also received an additional question regarding changes in the recycling day. The board acknowledged the frustration and stated that the company, not the pick-up date, has changed and tends to fluctuate with holidays, inclement weather, etc. **

President Kevin Rusch provided the following reports:

Plumbing report (in Brenda's absence): There is no major news or comments on plumbing, and only one potential future project; this project would involve digging into the ground and replacing approximately thirty (30) feet of sewer line where tree roots are causing blockages. However, this would be an expensive venture, so the board has decided to instead remove the trees causing said blockage. The remedy will be re-evaluated in the spring to see how efficient this solution is. Additionally, the last two shut off valves have been added to the community which will help with more isolated water shut off when repairs or emergencies arise.

Capital Improvements report: The chair has been seeking out quotes from cement and paving contractors for the past few months regarding repaving the community. On average, these quotes have been in the ballpark of \$500k to \$1 million, but we have also been informed of an alternative approach. Sealing the roads would be a fraction of the cost – around an estimated \$35k – and give them an additional five to ten years of longevity. This would allow the community to stock funds for more major work in the future.

** A resident inquired if pot holes would be patched before sealing, and the board confirmed that they would be for maximum effectiveness of the repairs. **

Trees report: The board acknowledges the delayed response in tree requests this year and thanks the community for their patience in addressing them; due to the fast rotation of individuals in this position it has been challenging to stay on top of and track which requests have been completed. We are currently cleaning up the backlog and should be caught up soon. There will be some tree work with our usual contractor, Queen City Trees, over the coming months and we will try to alert the community when some adjustments in parking are needed.

Landscaping Committee Chair Paula Dean provided the Landscaping report: The previous landscaping company has been sold to a new owner who will be honoring our previous contract (with no rate increases) for a year; the name of the new company is MB Premier Lawn and Landscaping and the new owner is Miron. As always, we request that when the lawn crew are working that residents do not approach them to ask them directly for work. All work orders for hedge/bush trimming, stick pick-up, etc. should go through the proper channels of homeowner's requests. The chair also thanks the hard work of Kathy McNally and Pat Crowe for spending their free time picking up sticks around the community; as a reminder, if you see large branches or sticks in common areas please bring them to the curb for pick up.

Associate Board Member Michaela Loving provided the Architectural Advisory Committee report:

While there were no major comments to be made, the committee requests for residents to please read the community handbook and bylaws when submitting requests and include all requested materials before submittal; this will improve approval time as we will not need to request additional materials or reject requests that explicitly are not allowed as per the handbook.

Vice President and Maintenance Committee Chair Hank West presented the Maintenance report:

Our maintenance professional, Jeff, has been great in his response times to requests; due to the off-site traveling aspect of his business there is often a delay for two to three weeks, but when available work is done in large batches. This works well for both his availability and efficiently utilizing the budget as we do pay a travel expense for each trip out to the property. Additionally, we are still performing biannual roof and gutter cleaning, the next of which is soon to be scheduled. We typically allow Jeff to schedule based on how much leaf debris is left to fall. Please note, if you have gutter guards on your unit, we are not allowed to remove them to clean, and they will be the owner's responsibility to be cleaned.

After reports were provided, the Board motioned for nominations from the floor for vacancies on the Board; there were no nominations. Additionally, those with expiring terms were asked if they had intentions to stay on the board. **Jan White** (current Treasurer) and **Faith Alyea** (current Secretary), intend to stay. **Brenda Hester** (current Plumbing Chair) was absent and could not comment, though the board will follow up in their November meeting. The Board also asked attendees if any residents were interested in joining as a non-voting member, also known as **Associate Board Members**.

After asking the floor for any additional questions or comments, the meeting was adjourned at 11:15 AM.