

Sardis Cove

NOVEMBER 2025 MINUTES

Winter Break!

- There will **not** be a monthly board meeting in December, but no need to Grinch! We will be having our first monthly board meeting of 2026 on **January 13th at 6:30 PM**. Come on by and see us in the new year!



Everybody Loves a Sweet Treat!

- It's the most wonderful time of the year...our annual holiday cookie trays! We will be assembling the trays **December 13th at 1 PM at 859 Sardis Cove**. Bake (or buy) some cookies or donate any snacks, candies, and treats you like to show our appreciation for all the people that make our community great.



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.



New Year, New Dues

- With the new year comes a small change in monthly HOA dues. To keep up with inflation and the rising cost of maintenance for the community, **dues will increase to \$255 per month starting January 1st, 2026**. Please update your payment processors to avoid any disruptions.



Your Board met November 11th, 2025 at 6:30 PM. In attendance were board members Jan White, Brenda Hester, Faith Alyea, Paula Dean, and Kevin Rusch.

- The Board was joined by a Google Fiber representative for the first 20 minutes of the meeting; we discussed questions and concerns regarding the service installation process and any obligations the community may have. The board will keep the community informed once official decisions have been made.
- The Minutes from the September Board meeting were approved.
- The Homeowner Requests Log for October and November were reviewed, discussed, updated, and approved.
- The Financial Report for October was reviewed and approved.

Committee Reports

Treasurer: The trend from previous months extended into October as well, seeing overages in cable and water. Further discussion of solutions for these areas can be found in their respective sections. Additionally, we deducted approximating \$14.2k for tree work, but it is not reflected in the October budget as it took place in November. All other budgets were within their expected allotments.

Plumbing: We have discovered a few potential areas to repair following a call to residents to report any areas where there may be potential leaks. We are actively coordinating with our plumber to find a solution (ideally one that keeps \$5k-8k in our pocket monthly moving forward).

Capital Improvements: As discussed previously, we have received several bids regarding the retaining walls that require replacements. The most conservative bid that we have received is around \$26k. As the budget for 2026 has passed and been approved, the wall is just pending board approval (more than likely in the new year). Additionally, we have reviewed the cable contract and found a discrepancy within the terms; we will be discussing with our legal counsel if we have the ability to terminate due to violation of the contract set by Spectrum. Finally, there is ongoing discussion regarding changing the painting cycle from 7-year intervals to 10-year intervals. Residents will be notified at least 90 days in advanced regarding the final decision.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 8:10 PM