

Sardis Cove

JANUARY 2026 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 **February 14th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



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 have increased to \$255 per month starting January 1st, 2026**. Please make sure your payment processors have been updated to avoid any disruption or potential fees.



Nobody likes to be left on the curb (cans included!)

- As a reminder to keep the community beautiful year-round, the trash and recycling cans should be placed back behind your unit at the latest next-day by noon. We're all human and forget time to time (especially in the cold or rain!), but please try to be mindful. If your neighbor is out of time, lend them a hand and bring it back in for them!



Your Board met January 13th, 2026 at 6:30 PM. In attendance were board members Jan White, Brenda Hester, Faith Alyea, Paula Dean, and Kevin Rusch, Michaela Loving, and Hank West.

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

Committee Reports

Treasurer: Continuing from the previous months' trends, we have seen another increase in our water bill, up \$2.1k from the month prior. As a reminder, if you suspect any leaks please alert the board immediately. The new year also brings an increased per-trip cost for our plumber (\$175/trip), as well as a 13% increase on our master insurance plan (now \$269/year). For our reserves account we incurred approximately \$24k for tree work, as well as \$12.4k for a 50% deposit on retaining wall repairs. All other budgets were within their expected allotments.

Legal: The lien which was placed on a unit last year has been paid in full. However, the dues payment for this month has not been received; a compliance letter has been sent as per our handbook. As a reminder, the board does not give out the specific information of those affected.

Capital Improvements: The board made a final decision on the retaining wall work, and have paid the deposit for the construction. Work on the wall was initiated on 1/19 and will be completed shortly. As mentioned in the previous newsletter, we have been in contact with our legal counsel regarding the cable increases to navigate any action we can take; when there are any updates, the community will be given notice. Additionally, we have not heard back from Google regarding the internet project, but have seen new markings around the development as they map out where work will need to happen. In line with other utilities information, we have yet to unearth the water leaking issue and have begun a deeper look into our previous billing trends to find any discrepancies. We've also discussed the possibility of a mass shut off with our plumber, which if done the community would be given advanced notice. Finally, the board is aware of issues with the sidewalk and are looking into it.

Landscaping: We now have a foreman/point-of-contact on the landscaping crew who will help to maintain a productive working relationship for the community's needs. As always, please respect the crew when working and submit as requests formally to our Landscaping committee member.

Maintenance: We have completed the annual termite inspection, and while there were no affected units there were several that could not be inspected due to closed/locked gates. Our inspector will be out again on **January 26th** to inspect those units which could not be reviewed, and a notice will be sent to those who need to participate.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 7:34 PM