

Sardis Cove

AUGUST 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 **September 8th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



Bee Safe and Aware!

- We have received several reports of yellow jacket nests in the community, some resulting in moderate injury. Please stay vigilant when walking through areas that are sunken or have deeper divots which may be housing them.



It's that time of year again: The Annual HOA Meeting

- The Board is gearing up for the 2026 Annual Homeowner's Association Meeting. As in previous years, the meeting will be held at the **Matthews Community Center November 7th at 10 AM**. Please keep this date in mind as we will be discussing many important subjects including **keeping or discontinuing Spectrum services and raising dues**.



Match, don't mix: Trash Can Labeling

- We've received some reports of mistakenly taken trash and recycling receptacles. To avoid confusion, please number your trash can with your unit number or a readily identifiable sticker or marking.



Your Board met August 11th, 2026 at 6:30 PM. In attendance were board members Jan White, Paula Dean, Brenda Hester, Hank West, Michaela Loving, and Faith Alyea.

- 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: We have seen a slight creep up in the water bill, but we are still in good shape considering past months. Additionally, legal fees saw a slight increase due to the work being performed for the liens placed on two units in the community. From our Reserves account, we pulled approximately \$4.8k for tree maintenance, including some canopy work. All other budgets were within their expected allotments.

Legal: Per the Treasury report, our increased legal fees are due to the ongoing processes of two liens we have on two units. Additionally, the community may be aware of a car accident involving both a tree and a unit. The Board is working with the insurance company regarding the unit, and an arborist bid for \$650 has been acquired; we are considering having Jeff perform the work for a reduced rate. Residents that were immediately affected have been notified and will receive communications as developments are made.

Plumbing: Our plumber, Tony, has alerted us to some bad valves on the property. They are currently not being used, and can be capped off if desired. However, this capping process would cost around \$2500 per valve, so this is still under consideration by the board.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 7:10 PM