

Sardis Cove

JULY 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 **August 11th at 6:30 PM**. We always encourage community engagement, so come and sit in to see what it's all about!



Another Spectrum Cable Announcement? Yes!

- We received a notice from our legal counsel that according to by-laws, the Board does not have a requirement to maintain the bulk cable for the community. As we have mentioned in previous letters, this is not due to Google coming into the community, but the difficulty in justifying and maintaining the ever increasing price of the Spectrum bulk service. **However, we are open to alternatives in lieu of outright removal depending on the Annual Meeting discussion and vote.** On this note, please look forward to a community wide survey that will be sent out to determine Spectrum Cable usage and other community insights.



Your Board met July 16th, 2026 at 6:30 PM. In attendance were board members Jan White, Paula Dean, Kevin Rusch, Brenda Hester, Michaela Loving, and Faith Alyea.

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

Committee Reports

Treasurer: We continue to see substantial improvements in the water bill this past month, noting a decrease to approximately \$10k. Thank you all again for remaining vigilant when leaks occur. From our Reserves account, we would like to point out a doubled payment; when we deposited funds for June, it was off by a day and is now reflected in the July total. All other budgets were within their expected allotments.

Legal: A lien has been filed and an additional lien may be filed shortly; if forced to escalate the Board may need to put a foreclosure on the affected property. This process would be managed by the Board, but the lien in any case allows for the Board to collect on the unpaid dues.

Trees: Many trees have been trimmed back following reports and some major storms. Additionally, in light of recent major removals, the Board is discussing reaching out to Charlotte Trees to help replenish some of the larger trees we have lost. For clarity, this is a free service that encourages keeping the Charlotte-area tree canopy full and healthy.

Capital Improvements: We previously announced that some previously patched pot holes have been spitting back gravel. Jeff, our maintenance person, has since refilled these areas as a temporary fix. The Board is currently re-evaluating the pavement sealing option as a more long-term solution.

Landscaping: Jeff will be taking all mulch and tree fragments to help fill the gully. Additionally, the lawn crew will start to move sticks from the ravine for city pick up. Finally, we regret to inform you there is no current timeline for bush trimming. When we have a timeframe solidified we will announce this to the community in advance to give ample time for marking "no-cut" bushes.

All other committees reported no unresolved issues at this time.

Meeting adjourned at 7:25 PM