



The Board of Directors of Sardis Cove Homes Association met on Tuesday July 14, 2020, at 6:00 pm. In attendance were: Meghan Sarver, Jan White, Debby Boutet, Steve Prokop, Ed Brumfield, Paula Dean, and Marlene Waller.

Minutes: from the June Board meeting were approved.

The Homeowner Requests Log: was reviewed, discussed, updated and approved.

Financial: The June Financial Report was discussed and approved. We are halfway through 2020 and some budgeted areas have no remaining funds.

Legal:

- Retaining Wall Repair: A resident's auto insurance has paid for repair to a wall damaged by their car. Repairs to begin shortly.
- **HEALTH & SAFETY ISSUE:** The Board has repeatedly asked that there be **NO FEEDING** of mammals. Feeding draws other unsavory/predatory animals and pests (RATS) into the community, which pose a danger to our pets, and to us. Please do not toss food/food scraps into the yard or common areas and do not leave food intended for your domestic pets out where these animals can access it.
- The Board has been working with pest control in common areas for the past 4 months to eliminate rats. Expenses thus far are at \$5200 for 8 bait stations. The rat population is increasing and moving further into our community. Per legal counsel, the Planned Community Act gives the Board the right to adopt rules and regulations involving common area issues. The Board voted and approved adopting the rule and fine. Be on the lookout for notices/email blasts regarding this issue, additional details and fines for offenders. So again, **DO NOT FEED NOR TOSS FOOD/SCRAPS INTO YOUR YARD OR COMMON AREAS.** Do not leave food intended for your domestic pets out where these animals can access it. If garbage is spilled, pick it up. We do not want these intruders inside our homes. If you must feed, please do so on the Greenway.

Capital Improvements:

ROAD REPAIRS WILL BEGIN ON MONDAY JULY 20TH 8:00 AM. The Board has been working since February on our road repair project and has voted to approve Countywide Commercial to complete our road repairs. Due to the current condition of our roads we are not sealcoating as this additional expense would be only cosmetic. We are repairing the worst areas only to buy time to set aside the funds for a complete mill out and repaving in the next 5 years. This is to avoid assessment. Residents will be notified by email blast and Kiosk notices as cars will need to be moved to facilitate repairs. Two parking spaces on either side of repair will need to be vacated. We may have only 24 hours' notice. To avoid change orders and extra costs the Board reserves the right to tow (at owner expense) any cars impeding the work if the owner is not present to move the vehicle.

Compliance: Trash/recycle bins continue to be left curbside for several days/weeks after collection. This often impedes our work crews and our walkers while also being unsightly. The Board will begin to number the bins for owner identification. Meanwhile, there are serial numbers molded into each, and a call by the Board to the City can tell us who owns the bins. Those submitting Compliance Requests are asked to provide the serial numbers on the forms so that the Board can follow up.

Plumbing, Water & Sewer: Valve replacements continue, Notice will be sent in advance for these proactive replacements.

Architecture, Maintenance, Landscaping, and Volunteer Coordinator: Reported no unresolved issues.

Meeting adjourned at 7:15 pm.

Respectfully submitted on behalf of your Board by Debby Boutet, Secretary