

Sardis Forest HOA Board Meeting Minutes (Final)

Date: April 22, 2025

Time: 6:30 PM

Location: Ted's Restaurant

Attendees:

Mark P, Rob C, Santiago R, Bill R, Julie F, Belinda C. via phone. Absent: Rob L.

1. Minutes of Last Meeting

- Mark brought the minutes from the last meeting.
- Minutes reviewed and approved.
- Minutes dating back 1 year were provided and will be uploaded to the website.
 - Mark and Julie to review.

2. Treasurer's Report

- Rob was absent and unable to present the treasurer's report for April & May.
 - February and March. Both Approved.
- Mark will follow up with Rob to obtain the financial information.
- The board noted that many agenda items were financial in nature.
- Treasurer's report should include the budget + balance.
- Approved to spend up to the allocated budget amount.
- The Vice President should have access to the HOA account.
- Five homes have outstanding dues?
- Mark to follow up regarding liens and the reasons behind them.
- Dues are set to increase; need to verify whether this is by 5% or 6%.
 - Verified 5% is the correct amount.

3. Grounds

- Park light is working.
- Park shed: acceptable budget needs approval; shed location was discussed.
- Landscaping:
 - - Bill brought landscaping proposals; discussion tabled for next meeting.
 - - Santiago to follow up with the city regarding landscaping at the front entrance.

4. Architectural Control

- Julie to reach out to residents at 225 Morning Dale Rd regarding unapproved structure and notices.
- "Three doors down" from Bill project approved for river rock installation.
 - Approved due to no response.

5. Social/Newsletter

- Easter Egg Hunt recap.
- Upcoming events:
 - - May 10: Neighborhood Yard Sale
 - - July 4: Independence Day Event
- Newsletter and dues notices are to be sent out in June.

6. Website

- Mark to confirm whether insurance coverage documents need to be posted to the website.
 - Has been removed until further notice

7. Other Items

- Santiago will assume secretary duties.
- Mark and Santiago to work together on reviewing and updating bylaws.
 - Copy of boilerplate document to be shared.