



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: October 29, 2020
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Jeremy Eastburn
Attendance: 21 total

Opening: The meeting was called to order at 7:03 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Cleveland Penn, Jeremy Eastburn, Allen Huffman

- A quorum was established.

Agenda:

Motion to approve meeting minutes from September 24, 2020 and post on website

- Motion made by: Cleveland Penn
- Seconded by: Bill Marino

President's Report:

- The annual election meeting will be held Thursday, December 3, 2020 at 7:00 pm via Zoom. There will be 3 director positions on the board up for election. The 2021 Budget will also be ratified.
 - Ballots will be sent to all homeowners via postal mail & DocuSign for signature.
- The 4th Amendment to the CCRs regarding the limitation of renting in the community is still awaiting a majority vote (158/306 = 52%). Another reminder will go out next week to those who have not voted in order to request a response.
- Ryan Homes (Phase 3)
 - Scott Glover is making progress on the turnover of Phase 3 to the HOA. There have been multiple required steps that must be completed before turnover, including aerating, seeding, street tree replanting, etc. Several of these steps are completed but the board is awaiting a few remaining items to be completed before allowing turnover of the common area in Phase 3.
- Lennar (Phase 4)
 - The new stone monument is mostly complete. The last remaining piece of the monument is a custom made sign that is being made and will be installed.
 - Lennar has requested to start the turnover process of the front entrance area to the HOA. The HOA board has reviewed the current state of the front entrance and has provided feedback to Lennar on some additional improvements that need to be made before the HOA accepts turnover. That includes:



- A third upright on the monument.
- Additional shrubs/trees to be planted to the left rear of the monument to shield the retention pond.
- Additional ornamental grasses to be planted behind the monument to shield the retention pond.
- Any additional necessary sod & irrigation based on new plantings mentioned above.
- Lennar is working with the city to work around ADA Compliance issues with the steep section of the proposed walking trail between Phase 3 & Phase 4.
- The board reminds homeowners that the CCRs and Rules & Regulations prohibit the display of political signage, which also includes political flags.
- The Bethesda Oaks Homeowners Association 2019 Taxes have been signed and filed.

Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.

Architectural Review Committee's Report:

- Violation letters were sent out as needed by Property Matters Realty.
- Approvals (if any) were reviewed and handled as needed.

Crime Watch Committee's Report:

- The City of Gastonia has agreed to the installation of the 4-way stop at Cypress Oak & Old Knobbley Oak in Phase 3 due to confirmed safety concerns. The necessary paperwork is going through the city at this time and we should have the stop signs installed within a matter of weeks.

Communication Committee's Report:

- Nothing to report.

Landscaping Committee's Report:

- As a reminder to the homeowners who have asked what types of grass are permitted: Tall Fescue is the only type of grass allowed within Bethesda Oaks.
- The planting of bushes around the pool and various dead street trees in Phases 1 & 2 will be replaced on December 1, 2020.
- The board is waiting to receive a corrected/updated quote on the repair of the bridge by Cherry Bark Oak as well as installation of concrete for the rocks.

Pool/Playground Committee's Report:

- The new playground expansion contract has been awarded and signed. Expected installation is at the end of December or early January based on wait times from the



playset manufacturer.

Social Committee's Report:

- The 2nd Annual Christmas Decoration Contest is being planned by the Social Committee. There will be 3 prizes, the same as last year, with the local fire department doing the judging.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: Thursday, December 3, 2020 (virtual)

Motion to Adjourn: 8:03 pm made by Bill Marino, seconded by Cleveland Penn.