



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: January 28, 2021
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Kristen Hennessey
Attendance: 21 total

Opening: The meeting was called to order at 7:04pm by Jeremy Eastburn.

Present: Jeremy Eastburn, Bill Marino, Kristen Hennessey, Bill Radcliff, Cleveland Penn

- A quorum was established.

Agenda:

Motion to approve meeting minutes from October 29, 2020 and post on website

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

President's Report:

- Board of Directors Updates
 - Retirement of 2 board members (Joe Cammalleri & Allen Huffman)
 - 2 new members voted in by community (Bill Radcliff & Kristen Hennessey)
 - New roles for 2021:
 - Jeremy Eastburn – President
 - Bill Marino – Vice President
 - Bill Radcliff – Director of Finance (Treasurer)
 - Kristen Hennessey – Director of Communications
 - Cleveland Penn – Director at Large
- Board/Committee Alignment Updates
 - Landscaping – Cleveland Penn (clevepenn1@gmail.com)
 - Social – Bill Radcliff (radcliffw@gmail.com)
 - Architectural – Bill Marino (cbmari@bellsouth.net)
 - Communications – Kristen Hennessey (khennessey96@gmail.com)
 - Pool/Playground – Jeremy Eastburn (jeremyeastburn@gmail.com)
- Ryan Homes (Phase 3) update
 - Common area has been turned over to HOA
 - To be added to regular landscape/maintenance in the Spring
- Lennar (Phase 4) update
 - Some common areas deeded over to HOA



- To be added to regular landscape/maintenance in the Spring
- Walking trail: construction has begun, will connect along the natural gas pipeline and attach phase 4 and 3
 - New trail non ADA compliant due to slope of land
- Phase 4B: curbs being poured now and paving coming soon. Lots are selling in this area
- Monument 90% done. Waiting on sign to come in.
- Street trees have started at the entrance (Phase 4A)
- Amendment to the rental properties. Sitting at 58%
 - Follow up with homeowners who have not voted on Nov 4
 - Need to continue target campaigns to those who have not voted

Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.
- 2021 Budget was ratified and approved by the community
- 2020 ended under budget due to the delay in completion of playground project
- 357 due paying members in community
- Reminder that January dues are due Jan 31st

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:

- 4 Way Stop Sign installed at Old Knobbley Oak & Cypress Oak
- Community Crime Watch signs replaced/installed at main entrances

Communication Committee's Report:

- Speed sign report. See attached PDFs
- One more speed sign budgeted for 2021
 - Location to be determined

Landscaping Committee's Report:

- Street trees being replaced in existing phases
- Rock erosion problems cemented for permanent stability
- RFP are in process for community wide landscaping
- Addition of Phase 3 & Phase 4 to landscaping contract
- Replace the trees and sod that has been damaged due to construction traffic
- When growing season starts, landscaping picks up in March/April
 - QLM knows where to go for new areas



- Current companies bidding on the contracts are for entire community (phase 3 & 4)
- Drains clogged with debris from construction - has been addressed
- Bill looking into clearing out silt bags from under storm drains

Pool/Playground Committee's Report:

- Pool contract with Perry Pools has been extended for 2021 with no price increase
- Playground Expansion Project update
 - Factory provided an update with delivery the week of February 15, and if all goes well, Install should start the week of February 22.
- Pool opening/close/cleanup date: dates TBD in Feb and March

Social Committee's Report:

- Beautiful Christmas decorations at both monument entrances
 - Thank you to Jason and Anna Mari for decorating!
- 2nd Annual Christmas Light Decoration Contest
 - Thank you to Dottie Miller & team!
 - Results:
 - 1st Place 2536 Scarlett Oak – James & Stacey Armstrong
 - 2nd Place 2400 Bethesda Oaks – James & Gretchen Walker
 - 3rd Place 3221 Burr Oak – Rhett & Sally Heglar
 - Honorable Mention 2631 Holly Oak – David & Janice Cramp

Administrative Committee's Report:

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Next Scheduled Meeting:

- Date/Time/Location: Thursday, February 25, 2021 (virtual)

Motion to Adjourn:

- 7:52 pm
- Motion made by: Bill Marino
- Seconded by: Bill Radcliff