



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: February 25, 2021
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Kristen Hennessey
Attendance: 31 total

Opening: The meeting was called to order at 7:03 pm by Jeremy Eastburn.

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

- A quorum was established

Motion to approve meeting minutes from January 28, 2021 and post on website

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

Agenda:

President's Report:

- Ryan Homes (Phase 3)
 - Silt bags are being emptied & removed from street sewer drains
- Lennar (Phase 4)
 - "Bethesda Oaks" bronze/black monument sign maker changed. New design created from scratch and has been ordered. Awaiting install.
 - Light inside top monument to be tested at time of sign install.
 - Landscaping buffer between monument and retention pond has been planted/completed by Lennar.
 - Walking Trail construction continues in Phase 4 (drying out due to rain).
 - Will connect to phase 3 on the slope
 - Connection to phase 2 needs to go through pipeline company
 - Property Matters will check insurance liability for retention pond accidents
- 4th Amendment
 - Current Voting Status:
 - Total percentage needed: 67%
 - Total number of homes: 239
 - Total number of votes received: 210 (either For or Against)
 - Current Vote Tally "For" Amendment: 58.82%
 - Remaining: need 30 more homes to vote "For" to pass this amendment



- 4 prong approach to get to 67%:
 - Encourage homeowners with questions to contact PMR for answers and any clarifications.
 - Post reminders on Facebook that include a link to the amendment with a signature page.
 - Board members personally reach out to some of those who have not yet submitted a vote.
 - Additional emails/mailings to non-voters as necessary.
- Reminder to vote for both for or against. Both count to the overall completion of the initiative

Finance Committee's Report:

- Review of latest financial statements

Architectural Review Committee's Report:

- Committee Report (Bill Marino)

Communication Committee's Report:

- Confirmed that statistical data can be retrieved on pool usage via the new key fob system. Reports will be generated throughout the pool season to understand utilization/traffic at the pool.
- Kristen Hennessey to report speed sign data for January
- Homeowner raised question on speed bump consideration
 - Homeowner survey in past was not in favor of this
 - Speed bumps cause issues for emergency vehicles and need homeowners on that street need to be in overwhelming majority of decision

Landscaping Committee's Report:

- Cleveland Penn / RFP update
 - Collecting RFPs for landscaping year-round services
- Homeowner raised question on tree trimming on mature trees in phases 1 & 2
 - Will get with QLM to start tree trimming soon

Pool/Playground Committee's Report:

- Playground expansion project
 - Reminder: we are at the mercy of the weather and scheduling conflicts
 - Last week: playset arrived at local contractor's warehouse
 - This week: NC 811 "Call before you dig" utility markings, final walk-through with installer, irrigation to be marked
 - Current Installation Estimate: mid-March
 - Board walked the playground with installers 2/25 to verify dimensions



- Two day install once started
- Planned/Budgeted Pool Bathroom Remodel
 - In bid/planning stage.
 - Working on getting 3rd bid
 - Aiming for completion before pool opening.
- Pool opening/close/cleanup: dates TBD in March

Social Committee's Report:

- Committee Report - nothing to report. Waiting on restrictions to be lifted.
- Thank you for setting up meeting reminder signs!!

Next Scheduled Meeting:

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

Motion to Adjourn: 7:55pm made by Bill Marino, seconded by Cleveland Penn.