



Bethesda Oaks HOA Board of Directors Meeting Minutes

March 25, 2021 @ 7:00 PM

Date: March 25, 2021
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Kristen Hennessey
Attendance: 42 total

Opening: The meeting was called to order at 7:04 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 February 25, 2021 and post on website

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

Agenda:

President's Report:

- Lennar (Phase 4)
 - Fencing by large drop offs in second phase of phase 4 installed as well as stop signs
 - Monument sign at Lowell Bethesda installed
 - Lennar confirmed that cracked sidewalks/slanted trees in Phase 4 will be repaired as construction is completed
 - Monument lights - working on lighting. Getting quotes
 - Part of the new walking trail complete behind gas line up to winding hill
 - Homeowner question: Fencing over culvert of stream to match the black fence - check with city
- Amphitheatre being built on City Church property
 - The Board has heard from concerned homeowners about potential noise.
 - City of Gastonia confirmed there is nothing we can do unless they violate the noise ordinance (based on decibel level or outside of allowable hours).
- Projects
 - Playground Expansion Project
 - Concrete sidewalk poured
 - Eventual need for new gate latch that works from both sides



- Soil concerns uncovered at start of construction. Remediation is ongoing and a permanent solution will be in place before equipment can be installed.
- Bathroom remodel complete (before and after photos)

Finance Committee's Report:

- Review of latest financial statements
- Annual insurance policy premium renewed under budget.

Architectural Review Committee's Report:

- Committee report

Communication Committee's Report:

- Committee report
- Speed sign data review

Landscaping Committee's Report:

- Landscaping RFP/bids
 - More bids received (total of 4)
 - 1 bidder has been removed due high cost
 - Awaiting bid from 1 final landscaper
- Looking into treating weeds in common areas
- Have reported 3 lights out at the pool to the city
- Confirmed that mowing over gas line behind homes on Cypress Oak Lane is common area and will be folded into the regular mowing schedule once construction is completed.

Pool/Playground Committee's Report:

- Pressure washing completed
- Announce Tentative Pool Season Dates:
 - **Pool Cleanup Day: Saturday, May 8**
 - Tasks to Complete:
 - Bring out all furniture & umbrellas
 - Pressure wash all furniture
 - (Bathroom cleaning not necessary)
 - Needs:
 - Volunteers!
 - 1 pressure washer
 - Email info@bethesdaoaks.com if interested in volunteering
 - **Pool Opening Day: Saturday, May 15**
- COVID Restrictions:



- No pool management company necessary, homeowners will be responsible for following the regular COVID protocols (social distancing, but no mention of mask requirements)
- Sanitizing stations will be available at the pool area for homeowners to use
- All chairs and umbrellas WILL be in place as normal
- Governor's recent orders allows Pool capacity goes back to normal capacity (no longer reduced capacity of 100)
- Hours will return to normal hours (not restricted like last year): Daily 6:00am-9:00pm
- Potential Pool Rule Updates in progress with Board & Pool Committee
 - Communications will be sent out to the community leading up to pool season about updated rules, as well as how to receive a required Key FOB in order to access the pool.

Social Committee's Report:

- Committee report

Motion to Adjourn

- Motion made by: Bill Marino
- Seconded by: Kristen Hennessey

Homeowner Questions:

- Missing street lights on Southern Red Oak - check with the city on timeline for installation
- Dog park- 2 common area that aren't used up but dog park idea got shot down because homeowners bordering this dog park in close proximity, it would be detriment to those homeowners and their home values
 - Evaluating other amenities for those 2 areas
- Old Knobbly Oak open space, can we use that for dog park? - this area is a wetlands buffer and no one can build on that
- Sand Post Oak common area - once houses are built area will be evaluated for development
- Old Knobbly speeding - 4 way stop has helped but additional measures needed
- Speed bumps: city needs to approve and high percentage of homeowners who live on that street need to approve
- If you ever see issues with landscaping concerns, forward to Nichole at PMR
- Fencing around retention pond
 - Checked with insurance and no requirements to install fencing around the pond
 - Cost for fencing needs to be budgeted for if HOA would install the black aluminum fencing (extremely expensive)



Next Scheduled Meeting:

- Date/Time/Location: Thursday, April 29, 2021 (virtual)