



Bethesda Oaks HOA Board of Directors Meeting Minutes

April 29, 2021 @ 7:00 PM

Date: April 29, 2021
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Kristen Hennessey
Attendance: 29 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 March 25, 2021 and post on website

- Motion made by: Bill Marino
- Seconded by: Bill Radcliff

Agenda:

President's Report:

- Lennar (Phase 4)
 - Construction underway in the north pocket of Phase 4. Approximately 31 homes remain at an average pace of 5-6 homes/month.
 - Monument light
 - Electrical work agreed upon for installing missing monument light
 - City of Gastonia street light addendum signed for remaining street lights in Lennar Phase 4 area under development
 - Walking trail updates
 - Completed trail over pipeline (Google Maps)
 - Completed trail down hill to connect to Phase 3
 - Common area ADA-compliant amenity will be installed with 434 linear feet of space required by the City of Gastonia (picture of sketch).
- Playground Project Update
 - Photos
 - Current Status
 - Rubber mats
 - Additional bars to be added
 - Requests for Shade



- Possible option to move benches
- THANK YOU to:
 - Everyone for their patience!
 - Jason Mari for expert guidance and wisdom around soil remediation issues.
- Income Tax Return for Homeowners Association signed & mailed in

Finance Committee's Report:

- Review of latest financial statements (Bill R.)

Architectural Review Committee's Report:

- Committee Report (Bill M.)

Communication Committee's Report:

- Committee Report (Kristen)

Landscaping Committee's Report:

- Awaiting QLM detailed quote
- Confirm routine mowing now underway in Phase 3
- Committee Report (Cleveland Penn)

Pool/Playground Committee's Report:

- Pool Rules have been refreshed/updated:
 - BethesdaOaks.com
 - Nichole to include in email-blast as pool season begins
 - New signs being made for pool area
- **Pool Cleanup Day: Saturday, May 8 from 9am - 12 pm**
 - Tasks to Complete:
 - Bring out all furniture & umbrellas
 - Pressure wash all furniture
 - THANK YOU: Kyle McKinney for volunteering pressure washer!
 - (Bathroom cleaning not necessary)
 - Need trash cans for bathrooms
 - Weeds in and around pool set to be handled by QLM
 - Discuss: Pick up pool key FOBs for new homeowners?
 - REMINDER: Key FOBs are for homeowner use only and cannot be shared with anyone outside your household.
- **Pool Opening Day: Saturday, May 15**
 - Pool Inspection set for May 11
- **Last day of Pool Season: Sunday, September 26**



- Sanitizing stations have been added around the pool

Social Committee's Report:

- Committee Report (Dottie Miller)
- In need of active volunteers: contact Dottie Miller
- Potential upcoming social event in July

Motion to Adjourn:

- Motion made by: Kristen Hennessey
- Seconded by: Cleveland Penn

Next Scheduled Meeting:

- Date/Time/Location: Thursday, May 27, 2021 (virtual)

Homeowner questions:

- Landscaping/mildew/trashcans concerns & violations
 - Nichole is driving through after the spring email blast
 - First sweep of house was mildew and blaring concerns
 - Second sweep just started and working down the list
- Common trees should be all the same-QLM to check newly planted trees in common area
- Retention ponds in phase 4, lots of construction, what is happening
 - The city required to transition/convert retention ponds
 - When construction is complete, turns into long term pond work just needs to be done
- Contractors double parking on new roads
 - Take a picture and send to Nichole and she will send to Lenar
- Clearing land behind Old Knobbyly
 - Left with weeds on back side of property
 - Site supervisor said something could be done to fix the weeds