



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**May 27, 2021 @ 7:00 PM**

**Date:** May 27, 2021  
**Location:** *Public Board Meeting held via Zoom Virtual Session due to COVID-19*  
**Address:** (none)  
**Recorded by:** Kristen Hennessey  
**Attendance:** 20 total

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

**Present:** Jeremy Eastburn, Bill Marino, Kristen Hennessey, Bill Radcliff

- A quorum was established

Motion to approve meeting minutes from April 29, 2021 and post on website

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

### **President's Report:**

- Lennar/Phase 4
  - Continuing to work with Lennar to fix fallen street trees on Old Knobbly Oak by new entrance (blown by wind; some hit by trucks).
  - Lowell Bethesda Monument Light: electrical has been run & light installed
- In need of volunteers for all committees! Reach out to Nicole and/or board if interested!

### **Finance Committee's Report:**

- Review of latest financial statements (Bill R.)
- Ended month with positive variance

### **Architectural Review Committee's Report:**

- Committee Report (Bill M.)

### **Communication Committee's Report:**

- A 2nd radar sign has been budgeted for this year to be added along Cypress Oak Lane in Phase 3. Stick around after the Board meeting tonight to share ideas on where the next radar sign should go!
  - Possible locations:
    - Cypress Oak Ln - Phase 3



- See notes below in open section
- Phase 4 radar sign will be installed next year when construction is finished
- Committee Report (Kristen)

#### **Landscaping Committee's Report:**

- Met via Zoom with a vendor who made the top 3 to ask clarifying questions and to request an important update to the quote to include Phase 4. Waiting on an updated quote.
- Tree height discussion with vendor as the trees are growing
- Backflow testing completed at front entrance. Minor leak detected. Waiting to hear back from city
- In need of volunteers for this committee in particular
- Committee Report (Cleveland)

#### **Pool/Playground Committee's Report:**

- Playground
  - New Signs posted to playground fence:
    - Not a public playground - for residents & guests only
    - Open same hours as the pool (6 am - 9 pm)
    - Safety rails to be added to the bridge section. Placed order from factory and waiting for delivery.
- Pool Cleanup Day (May 8)
  - Thank you to to our homeowner volunteers:
    - Karen Tanyi
    - Julie Brame
    - Ray Harriss
    - Aaron Chatkin
    - Kyle McKinney
    - Chris Cope
    - Mike Roberts
  - The following tasks were completed as part of our Pool Cleanup Day:
    - Cleaned restrooms
    - Weeded & Cleaned off entire deck area
    - Pressure Washed all chairs/lounges
    - Installed & tested all umbrellas
    - Switched direction of toddler swings at playground
- Pool Opened May 15 for the season
  - New Pool Rules signs posted (large sign is on-order to replace old large sign)
  - Thank You to Anna & Jason Mari for volunteering to install new signs on each table!



- Fire ants being professionally treated in and around pool deck area
- Adding “commercial” trash can from city for haul-away of Pool & Playground Trash (will be stored out of sight and will be rolled out & in by pool management company).
- Gate exit button malfunction on Sunday, May 16 - issue identified and resolved
- Reminders:
  - Don't use your key fob to grant others access through the pool gate.
    - If a homeowner does not have their key fob they must contact Property Matters Realty.
  - Don't carry in rubber mulch to pool area
  - Close & tie your umbrella
  - No smoking, vaping, loud music.
  - Guest limit = 5. There is no “pooling together” guest counts:
    - Rule: “*No more than five (5) guests per household are permitted at the pool. Community residents must accompany their guest(s) at all times. Houseguests have the privilege of pool use without being accompanied by the community resident.*”
- Action Item: Send email blast to community about rules reminders.
- Committee Report (Janice Cramp)

#### **Social Committee's Report:**

- Upcoming Pool & Food Truck Party (tentatively scheduled for end of July)
- Committee Report (Dottie Miller)

**Motion to Adjourn** at 7:31 by Bill Marino second: Kristen Hennessey

#### **Next Scheduled Meeting:**

- Date/Time/Location: Thursday, June 24, 2021 (virtual)

#### **Open Session:**

- Homeowner questions:
  - Still waiting on landscaping quotes?
    - In the last revision phase should be agreed upon shortly
  - When will phase 4 be mowed?
    - It was mowed yesterday
    - Lennar's responsibility to clean up trash and mow Old Knobbly before we can mow
  - Current contract ends when?
    - Month to month
  - When will the gas line be mowed?



- Gasline is supposed to be covered by pipeline but we will start mowing when HOA takes over phase 4
- Any adult friendly amenities planned?
  - Send in ideas around September for the next budget year so we can plan for these projects
- Time commitment for committees?
  - Maybe 5 hours a month...depends on seasonality of type of committee
- Homes across the street on S. New Hope?
  - Not much information on that yet. Rezoning needs to occur first
- Gather feedback on placement of next speed radar sign on Cypress Oak Lane in Phase 3.
  - Common Area preferred, otherwise homeowner would have to agree to placement on their property.
    - By walking trail near the curve on Cypress Oak Ln
    - Common area above culvert in phase 3