



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: August 26, 2021
Location: *Public Board Meeting held via Zoom Virtual Session due to COVID-19*
Address: (none)
Recorded by: Jeremy Eastburn
Attendance: 30 total

Opening: The meeting was called to order at 7:02 pm by Jeremy Eastburn.

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

- A quorum was established.

Agenda:

Motion to approve meeting minutes from June 24, 2021 and post on website

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

President's Report:

- Lennar (Phase 4)
 - Agreement reached with Lennar for the HOA to commence mowing/maintenance of all Phase 4 common areas in order to gain control and ensure consistency/quality across all 4 phases.
 - Lennar has agreed to all Common Area transition tasks that will begin this Fall as they complete development of Phase 4 (ex: weeds, trees, seeding, etc)
 - If you see something of concern as regard to common area maintenance, please report it to Property Matters Realty.
- Bridge cleaning & repair
 - Both (older) bridges in Phase 1&2 have been pressure washed & repaired
 - PMR is gathering quotes on staining/sealing all 3 bridges throughout the community
- RadarSign Phase 3 update
 - Survey results from July showed overwhelming support for the location of the Phase 3 sign to be on the South side of Cypress Oak Lane near the bridge as cars travel into Phase 3.
 - RadarSign for Phase 3 has been ordered and we are waiting for all parts to arrive for installation.



- RadarSign data is being used for Speed Enforcement requests to Gastonia Police.
- Proposed 4th CCR Amendment on Rental Restrictions
 - With the recent housing market frenzy, there are many more investment/rental companies buying up homes in Bethesda Oaks.
 - Currently at 51% out of 67% affirmative votes needed.
 - There are still 150 homes who have not responded to cast their ballot.
 - Several homeowners have formed a volunteer door-to-door group to gather ballots from homeowners who have not yet responded to the proposed 4th Amendment CCR.
 - They will be walking around door to door in mid-September.
 - Additional information posted on bethesdaosaks.com
- FYI: Gaston County Child Advocacy Center has broken ground next to City Church St.
- NewStyle Communities has approached the HOA with intent to rezone the S. New Hope Road farm land in order to develop an Active Adult (55+) neighborhood.
 - We were under confidentiality agreement until now, but have received permission to talk about their plans with Bethesda Oaks homeowners...
 - Time for Q&A on proposed development

Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.

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.

Communication Committee's Report:

- Provided July RadarSign data/report

Landscaping Committee's Report:

- Street Tree trimming/heightening project completed back in late June throughout entire neighborhood
- New Landscaping contract with QLM for all 4 phases signed on June 30 (effective July 1, 2021 - June 30, 2022)

Pool/Playground Committee's Report:

- Final Fire Marshal Inspection passed on June 30
- Installation of CCH Feeder equipment complete as recommended by Perry Pools in order to handle nationwide chlorine shortage going forward (standard chlorine prices doubled since explosion).



- Pool Closes for Season on Sunday, September 26

Social Committee's Report:

- July 31 Summer Social: THANK YOU to the Social Committee and Matthew Hanks for sponsoring!
- Tentative/Upcoming events in the works:
 - Community Yard Sale - Saturday, September 18th from 7:00 AM - Whenever
 - Fall Food Truck Event - Saturday, October 2nd, 6:00 PM - 8:00 PM

Next Scheduled Meeting:

- Date/Time/Location: Thursday, September 30, 2021 (virtual)

Motion to Adjourn: 7:45 pm made by Cleveland Penn, seconded by Bill Marino.