



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: September 30, 2021
Location: Zoom Virtual Meeting
Recorded by: Jeremy Eastburn
Attendance: 22 total

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

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

- A quorum was established.

Agenda:

Motion to approve meeting minutes from August 26, 2021 and post on website

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

President's Report:

- Lennar (Phase 4)
 - Crime Watch: Lennar lumber thefts (be on the lookout)
 - New Land Development manager is Steven Jackson (no longer Frank Henegan)
 - Preparing for Lennar to begin common area final prep as weather cools (weeds, seed, trees)
- S. New Hope Road Farmland
 - As discussed in our last meeting, the NewStyle Communities, Inc. easement option agreement has been signed. They have the option to exercise the easement option within 365 days.
- Annual Meeting scheduled for Thursday, December 2 @ 7:00 pm via Zoom.
 - NOTE: As usual, there will be no regular monthly meeting in November or December.
 - Purpose of Annual Meeting:
 - Review/ratify the proposed 2022 Budget (will be mailed to all homeowners in early November)
 - 2021 Year in Review
 - Vote for the two HOA Board seats that are coming to end of term (Cleveland & Jeremy) -- anyone who might be interested in running for the HOA Board please contact Nichole
 - Ballots for voting on board members & approving the 2022 Budget will be mailed



- out at least 30 days in advance (early November)
- Due to COVID, we will be meeting virtually, and thus homeowners will mail back ballot (or use DocuSign)
- Bridge repair, cleaning, and staining completed on all 3 community walking trail bridges
- 2nd Speed RadarSign
 - All parts arrived, still waiting on City Encroachment agreement to be signed by city.
- 4th Amendment to the CCR on Rental Restrictions
 - Officially **PASSED** as of this week!
 - 257th vote FOR the amendment received on September 28, 2021, which satisfied the required 67% majority vote in order for the amendment to pass.
 - Amendment was certified, signed, notarized and recorded at the Gaston County Courthouse on September 29, 2021.
 - The 4th Amendment and Reasoning document have been posted to the bethesdaoaks.com web site as well as the CINC web site used by PMR.

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:

- Reported on newly acquired pool usage data, showing declining trend after opening weekend.

Landscaping Committee's Report:

- Removed dead tree limb hanging high above wooded walking trail between Cherry Bark & Holly Oak.

Pool/Playground Committee's Report:

- Pool season is officially over as of Sunday, Sept. 26
- City Street light repaired next to pool

Social Committee's Report:

- Upcoming Social Events:
 - Saturday, October 2 @ 5:00-7:00 pm - Fall Meet & Greet Food Truck Event
 - October 30 and October 31 - Halloween and Chalk Walk
 - Wednesday, December 15th - Christmas Decoration Contest Judging



Next Scheduled Meeting:

- Date/Time/Location: Thursday, October 28, 2021 (virtual)

Motion to Adjourn: 7:28 pm made by Bill Marino, seconded by Cleveland Penn.