



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: October 28, 2021
Location: *Virtual Zoom Meeting*
Recorded by: Kristen Hennessey
Attendance: 25 total

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

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

- A quorum was established.

Agenda:

Motion to approve meeting minutes from September 30, 2021 and post on website

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

President's Report:

- Crime Reminders:
 - Homeowners noticing thieves looking for valuables in unlocked vehicles
 - Gastonia Police recommendations:
 - Keep all car doors locked and garage doors closed when not outside
 - Report all incidents to Gastonia Police (more reports = more police presence)
- Phase 3 Speed Radar Sign
 - Encroachment agreement with City of Gastonia complete
 - Sign installation scheduled for Saturday, October 30, 2021
- Phase 4 Lennar
 - Common area Fall landscaping plans on schedule with new Lennar Land Development manager (should be starting very soon: weeding, seeding, sodding, tree replacement)
 - The Board has been obtaining quotes/estimates for maintenance of the 3 retention ponds that will be turned over to us in Phase 4, in order to prepare 2022 draft budget.
 - Furthest Phase 4 home closing that we've heard is February 2022.
- S. New Hope Rd. Farmland 55+ Community: "The Courtyards at Gastonia"
 - Surveying underway on City Church St. & Holly Oak Ln. (identifying sewer/infrastructure access points)
- 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.*
- Annual Meeting mailer packet going out in the first week of November
 - The Board has internally finalized the 2022 Draft Budget that will be reviewed and approved by the community.
 - Notice regarding the certified CCR 4th Amendment on rental/leasing was emailed out to homeowners on October 1st, and full legal changes will be included in the annual meeting mailer packet.
 - Refreshed/updated Rules & Regulations will be included in mailer packet.
- Purpose of Annual Meeting:
 - Review/ratify the proposed 2022 Budget
 - 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

Finance Committee's Report:

- Review of latest financial statements (Bill R.)

Architectural Review Committee's Report:

- ARC Forms have been refreshed & updated on bethesdaoaks.com:
 - Architectural Review Submittal Information
 - Architectural Approval Form
- Committee Report (Bill M.)

Communication Committee's Report:

- Committee Report (Kristen)

Landscaping Committee's Report:

- Deep holes found in common area field around pool have been fixed
- Update on irrigation concern around pool entrance
- Committee Report (Cleveland)

Pool/Playground Committee's Report:

- Committee Report (Janice Cramp)

Social Committee's Report:

- Committee Report (Dottie Miller)
- Success!
 - Fall Food truck event on October 2nd



- Upcoming:
 - October 30-31 - Halloween "Chalk & Walk"
 - December 15 - Christmas Decoration Contest Judging

Motion to Adjourn at 7:25 Cleveland Penn

Second: Kristen Hennessey

Next Scheduled Meeting:

- **Date/Time/Location: Thursday, January 27, 2022 7pm**

Homeowner questions:

- Is there a Welcome committee for new homeowners? Not officially but if anyone wants to volunteer, they are more than welcome!
- Is there a Bethesda Oaks page on the nextdoor app? There is a page on Facebook and a group on NextDoor but neither is HOA managed.
- Will Lennar fix trees on homeowner leaning trees phase 4? Yes, Lennar will fix all the leaning trees.
- Lennar will be fixing all broken sidewalks before leaving the neighborhood.
- Who to contact for uneven sidewalks? Bill called the city and they drove through and are going to come out and fix.
- Are homeowners able to use the common areas for gatherings? For homeowner gatherings yes, but you cannot reserve it. Needs to remain open to all homeowners.