



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** January 27, 2022  
**Location:** *Virtual Zoom Meeting*  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 25 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 October 28, 2021 and post on website

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

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

- Lennar Update:
  - *February/March:* The common amenity trail and landscaping on Sand Post is all ready to go, just waiting on drier weather.
  - *March/April:* Finishing up remaining homes under construction
  - *March/April:* Start converting the last retention pond, and then get all of the wetland plantings in, get the access roads constructed, and install the fence.
  - *April:* All the remaining overseeding and tree replacement.
- NewStyle Communities Development Update:
  - *October 2021:* Developer successfully rezoned the property through the City.
  - *January 2022:* Submitting their civil engineering drawings to the City of Gastonia.
  - *April/May 2022:* Project approval is expected within 90 to 120 days after which the developer plans to break ground.
- Meeting Schedule change for 2022
  - Meetings will be held: Feb/Apr/June/Aug/Oct (+ annual meeting in December)

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

- Reviewed all outstanding financial highlights since the last meeting.
- Reserve Study Selection/Update
- 2022 Pool Contract Signed (budget matches 5% increase over prior year cost)



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:

- No report.

Landscaping Committee's Report:

- Welcome new volunteer: Gary Hess!

Pool/Playground Committee's Report:

- Pool Season opening prep to be discussed starting in April
- Playground rails installed

Social Committee's Report:

- Thank You *Dottie Miller* for your service to the Social Committee!
  - Dottie has retired from the Social Committee as of December 31
- *Dawn Larder* is our new chair of the committee. Thank You, Dawn!
  - **Volunteers are needed** on the Social Committee!
  - Watch for Email Blast & Facebook Post in the next few days on how to volunteer
  - Dawn will host the meeting for new members on *Monday, February 7th at 7pm* at her house (details to be emailed/posted).

**Next Scheduled Meeting:**

- Date/Time/Location: Thursday, February 24, 2022

**Motion to Adjourn:** 7:23 pm made by Bill Marino, seconded by Cleveland Penn.