



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: August 25, 2022
Location: *Virtual Zoom Meeting*
Recorded by: Jeremy Eastburn
Attendance: 17 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 June 30, 2022 and post on website

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

President's Report:

- Lennar/Phase 4:
 - Lennar continues to finish up their common area development before they exit.
 - Dead trees in Phase 4 **will be replaced** by Lennar, in addition to other landscaping before they exit.
 - Construction continues on the ADA Compliant winding walking trail in Phase 4.
 - Retention pond conversion still underway (plantings, fences, etc).
- NewStyle Communities development (adjacent to Bethesda Oaks on S. New Hope Rd)
 - Last August the HOA signed an **option agreement** with NewStyle to grant them easement access over our strip of land on City Church St.
 - On July 3, 2022 NewStyle executed their option for the easement. This means NewStyle is moving forward with their development, as you can see if you've driven past.

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:

- Speed sign data generated for recent months ending in June 2022.

Landscaping Committee's Report:

- A portion of a tree fell at the Titman Road entrance. After inspection the tree was found to be dead/rotten, and thus had to be completely removed to prevent the rest of the tree from falling into the roadway.
- The Landscaping Committee and BOD are working with QLM to update/revise the landscaping contract for the next year's contract.

Pool/Playground Committee's Report:

- Pool water discoloration issue in July/August has been remediated by Perry Pools and water clarity appears to have returned to normal.
- Security Camera system expansion underway to help protect new Playground investment and cover far end of Pool/Playground area.

Social Committee's Report:

- Recent Events:
 - Independence Day Bike Parade (Saturday, July 2)
 - Free Kona Ice for Kids (Saturday, August 13)
- Upcoming Events:
 - Saturday, September 24 (4-6pm): Food Trucks & Bounce House
 - More to come!

Next Scheduled Meeting:

- Date/Time/Location: Thursday, October 27, 2022

Motion to Adjourn: 7:16 pm made by Bill Marino, seconded by Cleveland Penn.