



Bethesda Oaks HOA Board of Directors Meeting Minutes

October 27, 2022 @ 7:00 PM

Date: October 27, 2022
Location: *Virtual Zoom Meeting*
Recorded by: Kristen Hennessey
Attendance: 25 total

Opening: The meeting was called to order at 7:01 pm by Jeremy Eastburn.

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

- A quorum was established.

Agenda:

Motion to approve minutes from **Thursday, August 25, 2022** and post on website

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

President's Report:

- Annual Meeting scheduled for Thursday, December 8 @ 7:00 pm via Zoom.
 - *NOTE: As usual, there will be no regular monthly meeting in November or December.*
 - Annual Meeting mailer info packet going out in early November
 - The Board has internally finalized the 2023 Draft Budget that will be reviewed and approved by the community.
 - Discuss voting/ballot methods
- Lennar (Phase 4)
 - Nearing completion of Phase 4. What's left:
 - Retention ponds
 - New walking trail landscaping on Sand Post Oak
 - HOA is working with Dragonfly Ponds vendor and Lennar to get retention ponds completed to a standard that the HOA can accept responsibility for.
 - Lennar removed dead street trees and will be planting new trees within the next few weeks.
 - Lennar is bringing all irrigation systems up to order throughout Lowell Bethesda entrance.
 - Likely exit/turnover date is November/December.
- Sign Refresh Project
 - Budgeted project for this year is underway to replace outdated/faded & missing



signs throughout the community.

- Plan is to replace old signs and install new decorative signs with consistency throughout the community.
- Awaiting tentative completion date from Image 360 (sign vendor).
- Concrete Walking Trail Project
 - Final stage of walking trail project complete with backfilling around all new concrete walking trail sections.
 - Grass seed & hay included.

Finance Committee's Report:

- Review of latest financial statements (Bill R.)
- Overages
 - Pool spent hit late into next month
 - Fallen tree
 - Professional legal fees
 - Increases in cost across the board
 - Surcharges with utilities
 - Landscaping

Architectural Review Committee's Report:

- Committee Report (Bill M.)
- Up to date on requests

Communication Committee's Report:

- Committee Report (Kristen)

Landscaping Committee's Report:

- Committee & BOD performed a full Request For Proposal (RFP) from multiple vendors.
 - Inflation is causing most of our expenses to increase, particularly landscaping costs.
 - RFP allowed us to evaluate the current market price for landscaping across multiple vendors and ensure we are not overpaying compared to other vendors.
 - Renewed QLM contract and adjusted time frame to match calendar year: October 1, 2022 - December 31, 2023.
- Committee Report (Cleveland)

Pool/Playground Committee's Report:

- Pool closed for the season on September 30.
 - Furniture and umbrellas removed & stored for the winter.
- Security Camera system upgrade complete to cover new Playground area and rear of



pool.

- Committee Report (Janice Cramp)

Social Committee's Report:

- Recent Events:
 - Saturday, September 24: Food Trucks & Bounce House
- Upcoming Events:
 - Halloween Weekend:
 - Saturday, October 29:
 - 1-3 pm: Sidewalk Chalk Art Time & Cakes by Jon
 - 6:00 pm: Movie Night on Sand Post Oak Court
 - Sunday, October 30 @ 3:00 pm: Halloween Spook-tacular Parade
 - Monday, October 31 @ 6:00 pm: Trick or Treating
 - ... and more! ...
- Committee Report (Dawn Larder)

Motion to Adjourn

- Motion made by: Bill Marino
- Seconded by: Kristen Hennessey

Next Scheduled Meeting:

- **Annual Meeting** Date/Time/Location: Thursday, December 8, 2022
- **Next Regular HOA Meeting** Date/Time/Location: Thursday, February 23, 2023
 - *REMINDER: HOA meetings are held bi-monthly only on even-numbered months*

Homeowner questions:

- Tree trimming?
 - Spring of next year
- Replanting the dead removed trees?
 - Yes, Lennar will be doing that next few weeks
- Speeding on Old Knobbly
 - Because they are city streets, best course of action is to call non emergency number to report incident
- Not getting HOA notifications
 - Email Nichole at PMR to get on the list
- Dead pin oak on sidewalk near common area
 - Nichole to check on this