



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: June 29, 2023
Location: *Virtual Zoom Meeting*
Recorded by: Kristen Hennessey
Attendance: 60 total

Opening: The meeting was called to order at 7:06 pm by Jeremy Eastburn.

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

- A quorum was established.
- Establish Board Quorum
- Mention of previously approved **April 27, 2023** Minutes published online

President's Report:

- Lennar/Phase 4
 - Irrigation repairs by Lennar near Lowell Bethesda Entrance before handing over to HOA
 - Re-grading of river rock swale on Sand Post Oak common area for proper drainage
 - Corrected/re-staked leaning street trees after high winds
- City of Gastonia Public Notice on "No Parking This Side of Street"
- Duke Energy completed easement power line work near front entrance
- Reminder: clean up after your dogs on homeowner land or common area
- Potential Surveying of wooded land south/west of Phase 4
 - NOTE: The HOA has no easement/control over these parcels like we did with the S. New Hope Road development.



- Heightening up to 13' (6-7' higher in most places)
- Beautification & eases travel for larger trucks & RVs
- Received multiple quotes and selected Denton Tree Service
 - Project commenced and will be completed in 3 phases (last phase to be completed by mid-July)
 - Project is a mix between ongoing tree maintenance and major improvement (limbing up another 6-7 feet) and thus will be funded between Operating & Capital Reserve
- Cost saving: Trees in Phase 1-3 should not need trimming for a 4-6 years
- Committee Report (Cleveland)

Pool/Playground Committee's Report:

- Thank you to our Pool Cleanup Day volunteers!
 - Aaron Chatkins
 - Bob and Debbie Kinni
 - Janice Cramp
 - Robert and Donna Lahser
 - Janice Cramp
 - Godfrey Edokpia
 - Kyle McKinney
- New committee co-chairs: Janice Cramp & Debbie Kinni
- Pool Concerns:
 - Trespassing/rule-breaking is NOT just a "Bethesda Oaks" problem – it is a widespread issues at communities all across Gaston County
 - Ideas attempted elsewhere:
 - Hire a "pool monitor" company to keep out trespassers and enforce the rules –
 - These companies employ almost exclusively 18+ year old teenagers (not adults with the appearance of more "authority").
 - The companies do not allow engaging or escalating the situation with trespassers or rule-breakers due to safety concerns, so they will NOT "throw out" bad apples.
 - Cost a lot of \$\$\$ for only the "appearance" of authority.
 - Require wristbands for all homeowners
 - Is a low-cost idea but raises questions around effectiveness
 - Who would enforce or monitor ("I forgot my wristband")
 - Example: non-residents recently attempted to gain access through the gate, they were stopped by a homeowner and not allowed entry through the gate, so they hopped the fence, the homeowner called the police, the kids swam real quick and then ran away. –
 - Wristband requirement wouldn't stop them



- A pool monitor wouldn't eradicate this problem as they can't engage with trespassers
 - There will always be rule-breakers/trespassers at the pool, so the important action item is to remain vigilant in following protocol...
- **Follow the protocol!** (Know when to call the police vs. PMR)
 - **Trespassers = POLICE** (during or after hours)
 - If you encounter individuals at the pool who are not residents of Bethesda Oaks or who do not have permission to be there, or trespassing when pool is closed, we kindly ask you to follow the procedure outlined below:
 - First and foremost, prioritize your own safety and the safety of others around you. If you feel threatened or uncomfortable in any way, do not engage with the individuals directly.
 - Immediately contact the local non-emergency police number: (704) 866-3300. The local authorities are better trained and equipped to handle these types of situations effectively.
 - **Anything else = PMR** (*damage, rule breaking, minor nuisances*)
 - Email or call Nichole @ PMR (704-861-0833) with *details* about the incident
 - Provide date/time of incident, names, descriptions, license plates, addresses
 - Issue will be investigated and handled following proper procedures
- NOTE: Homeowners are within their rights to call out individuals who are rule-breaking or trespassing – but they are NOT required to do so.
- Example of protocol handling incident/issue at pool:
 - damage/vandalism occurred & was reported with details/timeframe →
 - investigated security camera footage & keyfob swipes →
 - identified homeowner responsible →
 - PMR handled violation/hearing/fines/reimbursement costs →
 - Situation resolved
- Furniture orders:
 - 8 new commercial-grade sturdy chairs (phasing out old/flimsy chairs)
 - 4 new weighted umbrella stands w/ clamps
 - 4 new replacement umbrellas
 - Awaiting 1 new table to replace broken table removed near kiddie shallow end
- Water fountain issues/replacement

Social Committee's Report:



- Committee Report (Dawn Larder)
- Upcoming Events:
 - July 1 - Bike Parade
 - July 12th - Trivia at the pool
 - August 12th - Food truck night at the pool
 - Sept 7th - Cousins Maine Lobster
 - Sept 23rd - Vendor fair
 - November 18 - 5k Turkey Trot

Motion to Adjourn

- 8:07 pm - motion by Bill Marino second by Kristen Hennessey

Next Scheduled Meeting:

1. Date/Time/Location: Thursday, August 31, 2023 via zoom