



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: October 26, 2023
Location: *Virtual Zoom Meeting*
Recorded by: Jeremy Eastburn
Attendance: 19 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:

*Meeting Minutes from **August 31, 2023** were internally reviewed and approved by the Board of Directors and have been published on bethesdaoaks.com.*

President's Report:

- City of Gastonia repaired/re-poured buckled sidewalk sections throughout community
- Lennar:
 - Dealing with irrigation system issues not meeting minimum code at Phase 4 entrance. Working with state-licensed experts to call out deficiencies and propose a remediation plan to Lennar. The HOA will *not* sign off until Lennar provides a fully functional irrigation system that meets or exceeds minimum code.
 - Drainage in Common Area space on Sand Post Oak improved by Lennar this week. Will continue to monitor drainage with future rainfalls.
- NCDOT alerted the HOA of a small eminent domain land purchase (300 sf) next to S. New Hope Road due to an upcoming road widening project.
 - Discussions are underway (offer letter to come soon), but the City Church sign will need to be relocated and will be paid for by NCDOT.
- Annual Meeting scheduled for **Thursday, December 7 @ 7:00 pm via Zoom**.
 - *NOTE: There are no regular monthly meetings in November or December.*
 - Annual Meeting mailer info packet going out in early November
 - The Board has internally finalized the 2024 Draft Budget that will be reviewed and approved by the community.
 - Note: There is **no dues increase** planned for the 2024 budget.
 - Discuss voting/ballot methods

Finance Committee's Report:



- Reviewed all outstanding financial highlights since the last meeting.

Architectural Review Committee's Report:

- Committee Report (Bill M.) – reviewed outstanding items. Nothing to report.

Communication Committee's Report:

- Committee Report – no updates

Landscaping Committee's Report:

- Committee Report (Cleveland)
- Fall aeration/fertilizer/seeding of common areas
- Various dead/fallen trees removed from common area woods near walking trail
- Shrub trimming completed around pool & playground area

Pool/Playground Committee's Report:

- Committee Report (Janice Cramp, Debbie Kinni)
- Pool has closed as of September 30. Will re-open in May (date TBD).
- Pool Inventory completed by committee:
 - Pool deck:
 - 18 tables, 72 sm chairs, 18 umbrella's (5) are missing tops, 11 lounge chairs.
 - Excess In storage:
 - 6 sm chairs, 3 stands, 2 tan umbrellas
- Various bathroom fixes/repairs
 - Investigating electrical outlet issue around pool house
- Trash and broken furniture hauled to the street and removed for Excess Trash Week (thank you committee!)

Social Committee's Report:

- Committee Report (Dawn Larder)
- Upcoming Events:
 - Halloween events: October 28-31, 2023
 - Turkey Trot 5k: November 23, 2023
 - Holiday Light Contest: December 15, 2023
 - Letters to Santa Mailbox (will be on pool fence)

Next Scheduled Meeting:

- **Annual Meeting:** Thursday, December 7, 2023 @ 7 pm (Zoom)
- **Next Regular HOA Meeting:** Thursday, February 29, 2024 @ 7 pm
 - *REMINDER: HOA meetings are held bi-monthly only on even-numbered months*



Motion to Adjourn: 7:26 pm made by Cleveland Penn, seconded by Bill Marino.