



Bethesda Oaks HOA Annual Meeting Minutes

Date: April 25, 2024
Location: Zoom Webinar
Recorded by: Kristen Hennessey
Attendance: 36 total

1. Establish Board Quorum
2. Call Meeting to Order
3. Mention of previously approved **February 29, 2024**. Minutes published online.

Present: Bill Radcliff, Bill Marino, Kristen Hennessey, Dawn Larder, Tony Kee
A quorum of the Board was established.

Opening: The meeting was called to order at 7:01 pm by Bill Radcliff

President's Report:

- Property Matters has recently had some technology issues.
 - That is the reason for multiple emails coming from a strange account.
- This is a reminder that Facebook is not a HOA communications platform. All communications will come via Property Matters.
- South New Hope Development
 - Summary following the April 17th meeting.
 - We simultaneously learned about this South New Hope development with everyone in the community.
 - It is the same builder, New Style, as the 1776 development and the community next to Site One on New Hope.
 - It will be a 55-and-over community with about 93 homes. The design and home styles are still being identified. The target is about 2000 sq feet and has a price point of \$550k to \$600k.
 - The entrance will be off of New Hope Road.
 - Like in 1776, NewStyle, the developer, wants to work with us to address our concerns.
 - Areas of concern for the entire community
 - Land barrier separating the two communities between homes in our community and the new community.
 - A physical barrier between both communities to prevent all traffic except emergency vehicles.
 - The road name in the South New Hope Community needs to be different.
 - Stormwater management, both during construction and once completed



- Environment Impact Assessment, we need to obtain a copy of the draft report to be able to submit for comments
 - The board understands that additional discussion is required to finalize the community response. We will be scheduling an in-person special meeting. More details to come.
- NCDOT is working with the HOA on a small eminent domain land purchase (300 sf) next to S. New Hope Road at City Church Street due to an upcoming road widening project. Waiting on the state to complete legal actions
- 1776 Homes - Construction is underway. Five homes, including the model, gift home, and other homes.
 - Per discussion at the South New Hope meeting, the developer recently received final approval from the city on the homes and the community.
- Lennar irrigation system repair and closeout
 - Still working on the irrigation system acceptance and closeout
 - If anyone notices any street trees in Phase 4 that might be dead, please let Laura know so we can have Lennar replace them.
- Several committees are looking for members. Please reach out to Laura if you are interested in joining.

Finance Committee's Report:

- Review of latest financial statements (Dawn)
- You must settle all outstanding dues to have pool access. Please contact Property Matters if you have any questions.

Architectural Review Committee's Report:

- Committee Report (Bill M.)

Communication Committee's Report:

- Committee Report (Kristen)
- Speed sign report - delayed

Landscaping Committee's Report:

- Committee Report (Tony)

Pool/Playground Committee's Report:

- Pool project before pool opening (Bill R.)
 - Code required upgrades - completed
 - Electrical panel upgrade - special panel for wet/chemical areas on order
 - Deck pressure washing - done
 - Installation of pool signage - done



- New pool furniture has been selected and is on order. We will start the season with the old furniture. We will need a work session to help assemble it when it arrives.
- Pool Permit - scheduled for May 1st.
- Committee Report (Janice Cramp, Debbie Kinni)
 - The pool cleanup date is Saturday, May 4, 2024, at 9 AM. We need volunteers and a couple of pressure washers that day to help clean and set up the old furniture.
 - Target pool opening: Saturday, May 4, 2024, following the cleanup if the permit is issued.
 - If you have any issues or see something wrong, please contact Property Matters with as much information as possible. If we have the date, time, and what happened, we can identify the offenders and take action.

Social Committee's Report:

- Committee Report (Dawn Larder)
 - Review of past Social Committee activities
 - Egg hunt was very successful-70 kids!
 - Review of upcoming Social Committee activities
 - May 18th - Summer Pool Party Kick Off
 - June 1st - Taco Saturday
 - July 27th - Teddy Bear truck
 - See email for updated list of events!

Motion to Adjourn at 7:38pm by Bill Marino and second by Dawn Larder

Next Scheduled Meeting:

- Date/time/Location of the special South New Home Meeting: TBD, working on finalizing a date and location
- Date/Time/Location of the next board meeting: Thursday, June 27, 2024 @ 7:00 PM on Zoom.

Homeowner Questions:

- Did the board record the meeting with New Style Developer?
 - No but we can ask city what restrictions are for future meeting recording