



Bethesda Oaks HOA Meeting Minutes

Date: June 27, 2024
Location: Zoom Webinar
Recorded by: Kristen Hennessey
Attendance: 29 total

1. Establish Board Quorum
2. Call Meeting to Order
3. Mention of previously approved **April 24, 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 **donotreply@cincsystems.net**
- This is a reminder that Facebook is not a HOA communications platform. All communications will come via Property Matters.
- 2025 Budget
 - It is time to start working on the 2025 budget
- South New Hope Development
 - Summary following the May 13th Neighborhood meeting.
 - We had a well-attended meeting at City Church to discuss the proposed new development.
 - The discussion resulted in refining the issues and concerns that people had previously expressed.
 - The board is looking at possible changes to the rules to allow for better privacy/barriers.
 - A future community meeting will be scheduled once we have additional information.
 - No new information has been communicated from New Style on the development.
 - Discussions with the City of Gastonia.
 - The HOA will be notified of new submissions or meetings with the city.
 - The City is not expecting any updates from New Style until at least August. They have not submitted the report from the public hearing



- 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.
 - They are holding an event on July 26th at 10:00 AM to celebrate the gift of a home to a veteran.
- Lennar irrigation system repair and closeout
 - Since we still have issues with the system, we have agreed with Lennar that QLM will complete the work and provide us with the funding.
- 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)
- We have decided to secure the services of a collection firm that works with HOAs. The firm can integrate with the Property Matters computer system; all fees are part of the collection service.

Architectural Review Committee's Report:

- Committee Report (Bill M.)
- Shed sizes, now city allows 12' x 12'
 - Motion passed for 10' x 10' to 12' x 12'
- On-going sidewalk repair in the neighborhood

Communication Committee's Report:

- Committee Report (Kristen)
- Speed sign report

Landscaping Committee's Report:

- Committee Report (Tony)
- We have several dead trees in the common areas that we are working on getting removed.
- We are having a clover issue in the neighborhood. QLM has provided some treatment recommendations, and Property Matters will send an email out.

Pool/Playground Committee's Report:

- Glass in the Pool area
 - Please do not bring any glass into the pool area
 - If the glass is broken, the cleanup may require closing, draining, and refilling the pool. The estimated time the Pool will be closed is one week.



- The fine would be the cleanup cost, estimated to be at least \$1000.00
- Pool project before pool opening (Bill R.)
 - Code required upgrades - completed
 - The electrical panel upgrade - a special panel for wet/chemical areas on order- is completed.
 - Deck pressure washing - completed
 - Installation of pool signage - completed
 - New pool furniture - completed
 - Outlet for food trucks - complete
- Committee Report (Janice Cramp, Debbie Kinni)
 - Committee report
- 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.
- Please close umbrellas. We have lost one already

Social Committee's Report:

- Committee Report (Dawn Larder)
 - Review of past Social Committee activities
 - Review of upcoming Social Committee activities.
 - Community block party Saturday
 - July 27th teddy bear mobile truck

Motion to Adjourn

Motion at 7:48 by Bill Marino second by Tony Kee

Next Scheduled Meeting:

- The date/Time/Location of the next board meeting is Thursday, August 29, 2024, at 7:00 PM on Zoom.

Homeowner Questions:

- Just to clarify, is the update to allow privacy fences for the new community, or an adjustment to our community bylaws?
 - The change is allowing privacy fence on back of property around home that border to exterior properties/neighborhoods
- Who pays for the street trees, the HOA or the city?
 - Responsibility of homeowners if in front of house if in front of common area, it is the HOA
- Is the 12' x 12' shed a dimensional restriction or can the shed now be 144 sq ft
 - It is square foot basis



- Are we getting speed signs like the one by the pool? I thought we were getting two, one on Old knobbly Oaks and Cypress Oak?
 - Waiting to see how the speed hump initiative goes and timeline
- When do the sprinklers come on - safety concern with walking on street not on sidewalk
 - Laura to check
- Trash truck has major hydraulic oil leak
 - Bill to call and make them aware
- Any discussion on changing grass types that are allowed? Homeowner and HOA grass areas alike are getting pretty brown, including those with irrigation?
 - Unfortunately not but this has been discussed in the past but we are stuck with it in the covenants. Requires $\frac{2}{3}$ majority to change covenant.
- Rules and regulations 2.18 there has been an increased number of cars/vehicles being parked on the street on a normal basis vs. what the regs say. Is that something that is now the new normal?
 - Parking on street is city issue, they are public street, suggest calling non emergency police number