



Bethesda Oaks HOA Meeting Minutes

Date: February 27, 2025

Location: Zoom Webinar

Recorded by: Kristen Hennessey

Attendance: 15 total

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 7:02 pm by Bill Radcliff

1. Establish Board Quorum
2. Call Meeting to Order
3. Mention of previously approved **October 24, 2024**, Minutes published online

President's Report:

- A reminder that Property Matters is using an email address that your spam filter may filter. If you have not received emails, please check your spam folder.
- South New Hope Development
 - Discussion on November and December Planning Commission and January City Council Appeal.
 - Next steps
- Maintenance of the Stormwater Ponds
 - Vendor, Dragonfly, completed work to remain compliant with regulations
- Door-to-Door Solicitors
 - The neighborhood is experiencing an increase in door-to-door solicitors.
 - Please contact the City of Gastonia Police to report them.
- Car Break-ins
 - The late-night/early-morning teams breaking into open cars are back and trying to steal whatever they can.
 - Please report this to the police. It will help them arrest the people and help the board justify police patrols.
- 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)
- Operating income higher than expected (key fobs, sale of land parcel, etc.)
- Pool expenses higher but other areas lower to cover the gap



- Common area expenses are also higher than planned due to rising costs in pine needles, tree trimming, etc.
- Overall monthly total not over more than the planned overages

Architectural Review Committee's Report:

- Committee Report (Bill M.)
- Up to date on requests minus one entered today

Communication Committee's Report:

- Committee Report (Kristen)
- Recent speed sign report to be uploaded soon to the website

Landscaping Committee's Report:

- Street tree trimming in Phase 3&4 and some of the pathways
- Committee Report (Tony)
- Mailbox project for Phase 4

Pool/Playground Committee's Report:

- Three projects are currently being scheduled
 - Concrete work on the pool deck
 - Door replacement to the pump and storage room
 - Rubber mulch for the playground
- Pool Opening
 - Targeting early May (second weekend). Depending on the permitting schedule
 - We will be ordering replacement umbrellas and some additional lounge chairs
- Committee Report (Janice Cramp)
 - Committee report

Social Committee's Report:

- Committee Report (Dawn Larder)
 - Review of 2024 activities
 - Review 2025 Schedule
 - Keeping community favorites and trying new ones too!
 - Leprechaun hunt coming up on March 15th
 - Easter Egg Hunt April 12th
 - Tag sale will move dates because it conflicts with Easter

Motion to Adjourn at 7:25pm by Bill Marino second by Tony Kee

Next Scheduled Meeting:



- The next HOA meeting will be held on **Thursday, April 24, 2025, at 7:00 PM**. It will be a virtual meeting.

Homeowner questions:

- Swamp Chestnut Dirt Bike Issues - PM can reach out to church or developer for more enforcement
- Rental property eligibility is always verified by the board. Most recent on Sand Post Oak is eligible