



Bethesda Oaks HOA Board of Directors Meeting Minutes

June 25, 2026 @ 7:00 PM

1. Establish Board Quorum
2. Call Meeting to Order by Bill Radcliff at 7:04pm
 - a. Attendance: 16 people
3. Mention of previously approved **April 30, 2026**, 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.
- Noise Complaints
 - The board has received more noise complaints than usual, most of them associated with private social functions.
 - The board is limited to what we can do. The best option is to contact the City of Gastonia police to enforce the noise ordinance after 10 PM.
 - If it is occurring on multiple occasions, the board can bring the homeowner to a hearing for creating a nuisance.
- Realtor Signs
 - We are having issues with Realtors failing to remove Open House Signs after their events.
 - These types of signs are allowed starting on Friday morning through the completion of the event.
 - Homeowners are responsible for ensuring their Realtor understands the removal.
 - Repeat violations will result in the Homeowner receiving a violation and being subject to possible fines.
- Several committees are looking for members. Please reach out to Laura if you are interested in joining.

Finance Committee's Report:

- Financial Report (Dawn)
- Dues bills are being sent out for the second half of 2026
- Reminder: Residents who are behind on dues may have their community privileges suspended until dues are brought current. This includes using the Pool.
- New firm (Axela) assisting Property Matters with debt collection.

Architectural Review Committee's Report:

- Committee Report (Bill M.)
- Rules and Regulation Enforcement



- Please review the community Rules and Regulations to make sure you comply.
- Remember to follow the Architectural Review process.
- Due to the number of issues last year, the board will be taking a stronger enforcement stance in 2026. This past week, nearly 30 violations were identified.
- Any questions on violations, please contact Property Matters.

Communication Committee's Report:

- Committee Report (Kristen)
- Speed sign report

Landscaping Committee's Report:

- Committee Report (Tony)
- Time to rebid the contract for ground maintenance. Working on reviewing the last RFP document and updating

Pool/Playground Committee's Report:

- Projects completed
 - Upgrade to the camera system
 - Upgrade to the access control system
- Projects are currently being planned
 - Park-style benches and dog stations - next project for the board. Currently researching to identify the type and style of benches.
- Pool Opening
 - Pool opened on May 9th
 - An access control and camera system was installed before the pool opening. The new fobs were distributed. The board appreciated everyone's understanding during the process.
- Pool Rule Violations
 - The first six weeks at the pool have usually seen a high number of violations, some of which were very severe. Some of the violations include:
 - Intentionally leaving the gate open overnight
 - Multiple nights of staying at the pool beyond its closing time of 9 PM
 - Letting people outside the community into the pool
 - Needing law enforcement for after-hours trespassers
 - Underage children at the pool without adult supervision
 - Bike and scooter riding on the pool deck
 - Allowing people to enter the pool without using their fobs
 - Other rules being violated: smoking, exceeding the authorized guest limit, large rafts, no swim diapers, hard balls, etc.
 - The board has to take stronger actions to get the bad behavior under control



- Some of these violations could cause our pool permit to be revoked by the county
- Water quality has been an issue this season.
 - Please help reduce any biological contamination.
 - Swim diapers are required, and please use the available facilities.
- Overnight Parking at the Pool
 - Requests must be submitted to Property Matters for Board Approval
 - Allowed for short-term use
 - Non-approved vehicles are subject to being towed
- Committee Report (Janice Cramp)
 - Committee report
- We have a few new umbrellas at the pool. Reminder to close the umbrellas when you are finished.
- The board just wants a safe pool for everyone and to keep the pool open for everyone. So please if you see something, say something and share info with the board. A time and date help us exponentially explore the issue.

Social Committee's Report:

- Committee Report (Dawn Larder)
 - Review completed 2026 activities
 - Neighborhood 20th anniversary party was a great time! 3 of the 5 original families of Bethesda Oaks were in attendance!
 - Lobster truck was sold out by the end of the night and they will be back in September.
 - Juneteenth was a great turn out with over 135 people!
 - Teen event at the pool 6/26 with a dessert truck
 - Discuss planned future 2026 activities
 - August 22nd - movie night at the pool
 - Sept 10th - Ghost Peppers Baseball game
 - Sept 12th - Chili cookoff
 - Sept 13th - Garrett Huffman and Italian Ice Truck
 - Oct 24th - Vendor fair and car show

Motion to Adjourn at 7:54pm by Bill Marino. Second by Tony Kee.

Next Scheduled Meeting:

- The next Board Meeting will be held on Thursday, August 27, 2026. The meeting will be virtual.

Homeowner questions:

- Q: Any plans to redo the plants and landscaping around the pool?



- A: Board will check the budget and if there is not enough this year, it will be planned for next year.
- Q: What if people aren't at the meeting hearing this information regarding pool violations?
- A: Any violation of pool rules goes straight to hearing. If serious enough, other actions will be taken
- Q: What do we do if music is too loud past 10pm?
- A: Call non-emergency police. Let board and Laura know if it is repetitive at one house, and it will go in the file.
- Q: Why don't we share the video of violations at the pool to the community or on facebook?
- A: We cannot because of privacy and minors in the video