**BETHANY PROPER TOWNHOMES OWNERS ASSOCIATION**

**BOARD MEETING**

**Tuesday, April 29, 2025**

The BPTHOA Board meeting was called to order at 7:03 P.M. by Board President Bill Lindlaw. The meeting was held on Zoom.

**PRESENT:** Bill LIndlaw, Bruce Young, Thomas Gargiulo, Coleman Hooper, Martin Healy, Marc Boyle, Barbara Greenberg, Peter Dudley, Lauren Griffith, Susan Weber.

**Approval of the Minutes for Board Meeting held on December 11, 2024:** Bruce moved to approve and Martin seconded. Motion was approved.

**President’s Remarks:**

* + The building project along Kent Ave that borders Evergreen Court has received final approval. No new changes were made to the plans, so the project was approved without a buffer as required per newer regulations. Tom thanked Bill for his attention to this building project and its impact on our community.

**Management Company Report:** Lauren Griffith

* + Lauren updated the board on Court maintenance. The power washing and deck maintenance on Geranium Court is complete. Work is continuing on Holly Court, Maplewood, and Oakwood. All power washing is complete so the pine straw has been laid in those areas. This work is subcontracted to Castillos painting.
	+ The garage aprons will be monitored for cracks that could allow water seepage under the garage. Wilgus inspected these and 314 A/B Daylily need repair. Lauren will have them evaluated and determine a cost for this work.
	+ The board discussed the swale system. They are not efficient and have deteriorated with age. The main areas of concern are the pipes passing beneath the dumpster pads on Maplewood and Ashwood and a driveway on Ashwood. . Lauren has contacted a contractor who priced the work for each of these areas at $5000. Bill suggested we complete the work. Tom asked about preventive maintenance for the swales. Coleman suggested that the drains in the community be cleared regularly. The Board asked Lauren to develop a checklist for monthly maintenance in the community that would be reported to the Board. Coleman also suggested that Wilgus identify any other drainage concern.

**Treasurer’s Report:** Bill Lindlaw for Dana Fowler

* + The reserve fund is doing well. Our expenses were light this winter and there are few delinquencies in HOA payments.

**Landscaping:** Coleman Hooper

* + Fifty-percent of the landscaping budget was spent on mulching the islands.
	+ Board approved the replacement tree needed on Cedar Court. This is covered by the tree budget.
	+ Coleman has designated some areas for plantings. All are included in the budget.
	+ Coleman suggested redeveloping the island off of Kent on Maplewood to match the one at the entrance from the Coastal highway.
	+ Coleman suggested refurbishing the court entrance signs next year.
	+ The Board discussed a complaint from one owner concerning pruning. All land is common area. Owners can plant around their units using designated plants. However, all areas must conform to the HOA landscaping plan. It would be difficult to give specific pruning instructions for individual units. Owners will be informed when Sullivans plans to prune.
	+ A huge cedar was removed by an owner on Bayberry. The Board approved funds within the budget to help with new landscaping in that area. The tree was overgrown.

**Pool and Tennis:** Bruce Young

* + Pool maintenance is behind schedule and we hope all is complete for Memorial Day. Pool staff has been hired for this summer.
	+ The online reservation system is in effect for the tennis courts. Owners can access the reservation planner at www.bp.pickleplanner.com. There is also a QR code at the courts.

**ARC:** Peter Dudley

* + Peter reported that there was one deck expansion request on Holly Court and it was approved.
	+ Lauren reported that she has another deck expansion application for approval.

**New Business:**

* + Bill suggested the Board hire a new website management company this summer. Bruce and Coleman suggested several used by other HOAs. Lauren will check on any used by other Wilgus properties. Martin suggested investigating the security on any management company that includes online payment of fees. He offered to research this for the Board.
	+ Bruce informed the Board that there is a school referendum vote on June 5, 2025. If passed, the average cost per household will be $268.88.
	+ Lauren reminded the Board that three pest control companies currently service the community. Home Paramount Pest Control is responsible for our termite and general pest maintenance. This company, however, difficult to work with. Britman Professional Pest Control, who we use for carpenter bees, offered a competitive price for their services. The Board voted to drop Home Paramount and have Britman service for termites and other pests. (After the meeting, Lauren signed a contract with Britman at a cost of $2400 vs. $3500 for Home Paramount.). Coleman suggested that carpenter bee traps be placed throughout the community. Britman will inspect to see if that is necessary.
	+ Coleman thanked Bill for his work for the crosswalk lights at Ashwood.
	+ Saturday, June 28 was set for the Annual Owners meeting.

Meeting concluded at 8:24 pm.

Respectfully Submitted,

Susan Weber

BPTHOA Secretary