



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: July 28, 2011
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn

Opening: The meeting was called to order at 7:03 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Allen Huffman, Jeremy Eastburn, Cleveland Penn.
A quorum was established.

Agenda:

Motion to approve meeting minutes from June 30, 2011 meeting and post on web site

- Motion made by: Allen Huffman
- Seconded by: Bill Marino

President's Report:

- The founding CEO of New Dominion bank has resigned. We have asked our contact, Larry York, if this will have an impact on him or on our development. No response yet.
- Eastwood Homes has made an offer for the last 18 lots in the neighborhood. We are waiting for more information from New Dominion on the next steps with the process.

Architectural Review Committee's Report:

- One approval for the month (a wooden swing set).
- A homeowner on Holly Oak Lane is in the process of replacing their roof but did not seek or attain any approval from the ARC.
- Violation letters have been sent out for the month. Two of the homeowners are non-responsive and the next step is a fine hearing.

Crime Watch Committee's Report:

- No reported crimes over the last month.
- Earnie Heatwole has stepped down as chairman of the committee. Work that was in progress is being handed off to Jeremy Eastburn, including speed limit petitions (which should be completed).
 - The Board thanks Earnie for all of his efforts in keeping our community safe.
- Recurring issue with Blue Ford Escort using pool, claiming they are a homeowner. Waiting on name/address from Officer Baxter for registered owner of vehicle so a letter can be sent.



- Working with Officer Baxter about Speed Limit signs. The first step is to make sure that our streets have been “dedicated” to the city. This can be confirmed through the Planning Engineer for the city.
- Quotes have been received for motion detector/flood lights at the pool from 3 different contractors, ranging from \$290-\$590.
- Quotes were received on card swipe systems, ranging anywhere from \$3,000-4,000.
- A quote has been received for the installation of security cameras at the pool, ranging from \$4,200-\$5,700.

Communication Committee’s Report:

- Chad Green is working on designing the newsletter template.

Finance Committee’s Report:

- We reviewed the financial statements and went over the expenses for the month.
- Petty Cash was received in the amount of \$300. Allen will be the responsible party for the petty cash box.
 - Maximum amount set at \$50. Anything over should be reimbursed through the management company.

Landscaping Committee’s Report:

- Dead trees are on the ground throughout the neighborhood. An estimate of \$350 was received, but Bill Marino will contact Justin (last name unknown), a homeowner who owns a landscaping business.

Pool/Playground Committee’s Report:

- A meeting was held between the Board, Pool/Playground Committee, and Perry Pools, a potential replacement for our current pool vendor.
 - It was decided that Perry Pools will replace Carolina Pool Management once CPM’s contract either expires or is terminated.
 - Perry Pools is working on re-writing their contract to include specific terms as discussed in our meeting with them.
- The Lost & Found Tupperware bin was moved outside of the storage room for use by homeowners.
- There have been issues with the wall heaters being left on in the bathrooms. Grattan is going to research as to whether these heaters can be disconnected by an electrician or the circuit breakers turned off.
- Grattan & Bill are investigating alternatives to the pins on the pool gates that are being removed.
- Security at the pool was discussed, along with possible solutions, including:
 - Badges or luggage tags that each homeowner must wear or bring to the pool.



- Grattan recommends, based on the fact that unauthorized use of the pool has not been a major problem, that we put this on the back burner and reevaluate next season.
- Bill recommends as a possible alternative is an “inverted key” that each homeowner would receive and we would remove the keypad. This would make it much harder to share pool access with unauthorized visitors.



- Bill received an updated quote for mulch at the playground. It was reduced to \$250.
 - The Board decided to table the discussion until September, once the heat of summer starts to pass.
- There was damage to the men's bathroom drywall due to the stopper on the door breaking off. The drywall was repaired and a new stopper was installed in the concrete floor which should be much sturdier than the door stop that broke and caused this problem in the first place.
- A quote were received on installing automatic timer locks on both bathroom doors at a cost of \$1,694.
 - An alternative is using the same "inverted key" on both bathroom doors.
- A couple homeowners requested permission to park at the pool in the event they cannot park all guests' vehicles in their parking lot. The Board came up with the recommendation of setting forth the rule:
 - Homeowners may use the parking lot for overflow parking between 7 am and 11 pm. No more than 5 cars may be parked in the lot for each homeowner, and the vehicles must park at the south end of the lot, away from the main gate to the pool, so as not to impede guests wanting to use the pool.

Social Committee's Report:

- No new business.

Administrative Committee's Report:

- No new homeowners or new items of business.

Next Scheduled Meeting:

- Date/Time/Location: August 25, 2011, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:20 pm made by Cleveland Penn, seconded by Bill Marino.