



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: September 22, 2011
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Allen Huffman (finalized by Jeremy Eastburn)
Attendance: 18 total

Opening: The meeting was called to order at 7:00 pm (estimated) by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Allen Huffman, Jeremy Eastburn (arrived late @ 8:15p), Cleveland Penn.

A quorum was established.

Agenda:

Motion to approve meeting minutes from July 28, 2011 meeting and post on web site

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

President's Report:

- Introduced new management company, Brown & Glenn, to homeowners.
 - Currently working on transitioning from Omni.
 - Homeowner notifications were sent out via USPS.
- Discussed New Dominion Bank builder status. Eastwood Homes is interested in the remaining 18 lots and contracts are being finalized.
 - They are tackling the maintenance issues on Old Knobbly Oak. They will get back to us on Cypress Oak issues.

Architectural Review Committee's Report:

- Homeowner requested approval for architectural shingles. Board will review request.
- Some requests for shingle replacement as well as landscaping requests.

Crime Watch Committee's Report:

- No one in attendance, therefore no report.
- Missing snail reported by homeowner. No response from said snail.

Communication Committee's Report:

- Chad Green and Jeremy Eastburn are meeting to work on the design/template. Will coordinate timing with fall grass planting, etc...



Finance Committee's Report:

- We reviewed the financial statements and went over the expenses for the month as well as current bank balance.
- Fine Schedules will be reviewed by Brown & Glenn and will use their resources to assist.
- Discussed liens on several properties.

Landscaping Committee's Report:

- Overseeding and aerating will take place next Wednesday.
- Planting project to take place in October (11 trees to replace).

Pool/Playground Committee's Report:

- Discussed popups on pool floor, thinning of pool layer as well as discoloration.
- Two damaged umbrellas to be fixed by original seller in conjunction with manufacturer.
- Suggest new lounges/chairs to be included in next year's budget.
- Asphalt around parking lot in disrepair; patches are cracking.

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: October 27, 2011, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:25 pm (estimated) made by Allen Huffman, seconded by Cleveland Penn.