



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** November 3, 2011  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 12 total

**Opening:** The meeting was called to order at 7:05 pm (estimated) by Joe Cammalleri.

**Present:** Joe Cammalleri, Bill Marino, Allen Huffman, Jeremy Eastburn, Cleveland Penn (arrived @ 7:51 pm).

A quorum was established.

### Agenda:

Motion to approve meeting minutes from September 22, 2011 meeting and post on web site

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

### President's Report:

- Communication is ongoing between the bank and Eastwood Homes for the remaining 18 lots. ARC Committee and the Board will be reviewing house models/plans and will give approval before moving forward.
- Representation Agreement was signed with Horack Talley, our new law firm.

### Architectural Review Committee's Report:

- Several requests were made to allow architectural shingles in the neighborhood. The board agreed to perform a straw poll on the web site to get a general idea of how many votes would be for/against the idea. 40 voted YES, 2 voted NO.
  - Motion passed to move forward with necessary legal help to put up change for a vote in the community and send out that vote to all homeowners:
    - Motion made by: Bill Marino
    - Seconded by: Jeremy Eastburn
- Discussed latest ARC requests, all of which were approved.

### Crime Watch Committee's Report:

- Discussed break-ins to unlocked vehicles, several items stolen. Reminded everyone to keep cars locked.
- Speed Limit petitions have been passed on to Brown & Glenn and signs will be posted



at each entrance by the city, citing 25 mph speed limit. If issues continue, officers can come with radar guns or speed trailers.

#### Communication Committee's Report:

- Chad Green and Jeremy Eastburn are meeting to work on the design/template...
- Community Bulletin board has been set up on web site to display recommended contractors.

#### Finance Committee's Report:

- We reviewed the financial statements and went over the expenses for the month as well as current bank balance.
- Motion to donate \$200 to Bethlehem Church for allowing us to use their building each month:
  - Motion made by: Jeremy Eastburn
  - Seconded by: Bill Marino

#### Landscaping Committee's Report:

- Discussed tree replacement and plantings throughout the neighborhood. Quotes/prices are being finalized.
- Requested of Brown & Glenn that an electrician provide a quote to install higher-voltage lighting at the main entrance.
- Committee will work on fine-tuning the RFP from last year, so it can be updated in order to request new bids for landscaping contracts starting January 2012.

#### Pool/Playground Committee's Report:

- Pool is in the process of being winterized by Carolina Pools.
- Perry Pools will start as our pool vendor on January 1, 2012.
- Manufacturer is replacing the two broken pool umbrellas.
- More popups have been spotted at the bottom of the pool. Carolina Pools gave ballpark estimate of \$200 to patch all of the popups.

#### Social Committee's Report:

- No new business.

#### Administrative Committee's Report:

- One new homeowner on Bethesda Oaks Drive, Jeffrey & Jennifer Barnes Family. A welcome packet will be provided to them once we hear back from them with a good time.

#### Next Scheduled Meeting:

- Date/Time/Location: December 1, 2011, 7:00 pm @ Bethlehem Church Farm House



- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:55 pm (estimated) made by Bill Marino, seconded by Jeremy Eastburn.