



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** October 25, 2012  
**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 7:01 pm by Joe Cammalleri.

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

### Agenda:

Motion to approve meeting minutes from September 27, 2012 meeting and post on website

- Motion made by: Bill Marino
- Seconded by: Cleveland Penn

### President's Report:

- CCR Amendment was approved by more than 67% of the homeowners (128 yes, 19 no).
  - Changes were recorded at the County Courthouse on the last Friday of September.
  - New Dominion bank sold remaining 18 lots and Phases 3 and 4 to REO Funding Solutions on October 1.

### Finance Committee's Report:

- We reviewed the financial statements and went over the expenses for the month as well as current bank balance.
- 2013 Budget has been drafted and will be reviewed by the board and then provided to the homeowners.

### Architectural Review Committee's Report:

- Violation letters were sent out as needed.
- All incoming requests have been reviewed and approved as necessary.
- The fining policy has one minor revision left to be made and will then be finalized.
- Issues continue with homeowners allowing dogs to use common areas as a restroom. Issues also continue with pets walking around with no leashes.



**Crime Watch Committee's Report:**

- Reviewed any crime activity for the month.
- Only 10 calls, no reports made.

**Communication Committee's Report:**

- No report.

**Landscaping Committee's Report:**

- Discussed ongoing elevation of trees and cleanup of debris in common areas.

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

- Reviewed recent activity and concerns at the pool.
- Pool bathrooms will be opened on October 27th for Halloween Party.

**Social Committee's Report:**

- Movie Night on October 12 was a great success.
- Halloween Party on October 27
- Trick or Treating scheduled for October 31

**Administrative Committee's Report:**

- No new business.

**Next Scheduled Meeting:**

- Date/Time/Location: December 6, 2012, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:35 pm made by Bill Marino, seconded by Cleveland Penn.