



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** December 6, 2012  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Joe Cammalleri (revised and officially recorded by Jeremy Eastburn)  
**Attendance:** (attendance not recorded)

**Opening:** The meeting was called to order at 7:30 pm by Joe Cammalleri.

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

### Agenda:

Motion to approve meeting minutes from October 25, 2012 meeting and post on website

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

### President's Report:

- REO Funding Solutions III, LLC – no activity from new property owners, although pro-rated assessment dues were received at time of closing with New Dominion Bank.
- Annual HOA Member's Meeting – January 31st. has been posted to be the Annual Members Meeting, at which time a review of the year will be presented. A quorum is necessary (in person or by proxy), letters will sent to all Members in the next few weeks.
- Upcoming Elections (3 Director positions) – three (3) Directors positions are open to elections and along with meeting notice letters, election candidate packets will be sent to all. Any Member who wishes to run for the Board of Directors should send in their application with biography so as to be added to the ballot. Candidates can also be nominated from the floor at the January meeting.

### Finance Committee's Report:

- Financial Highlights for Nov. 30th, 2012 – the Treasurer reviewed the highlights on the November ME financials instead of October's (as they were ready at time of meeting)
- Utilities Analysis (Electric) – a Board task force will be reviewing Utilities expenses in 2013 to recommend areas of cost reduction.
- Insurance RFQ – request for quotes will be put together for the upcoming insurance policies
- Water Conservation Initiative - a Board task force will be reviewing Utilities expenses in 2013 to recommend areas of cost reduction.



#### 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:

- Police Officer's Report – no incidents to report for the month, report to be posted on Website.
- Street parking – although the Community has language regarding street parking, as the streets are city streets, parking is allowed and the HOA has no enforcement powers in this matter. It was though, recommended by the PD Officer present that parking by a hydrant, mailbox or near an intersection, does constitute a city traffic violation and should be reported (using the non-emergency police department number)
- Reckless driving – All incidents of purported reckless driving or speeding should be reported (non-emergency), as it is necessary to create a history of occurrences, so as to move towards police enforcement or city instituted speed calming measures (including speed humps).
- Committee Update – no other update given

#### Communication Committee's Report:

- No report.

#### Landscaping Committee's Report:

- Elevation of Trees – elevation was finalized and all trees have been elevated
- Committee Update – overall sentiment of current Landscape service provider is poor. T. Helms (PMR) and B. Marino (BOD) are detail all deficiencies and will meet with North American to remedy within a reasonable period. RFQ for Landscape service providers will be sent out shortly as current contract expires June 28 th, 2013.

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

- Umbrella(s) repair – one umbrella has been replaced and the second one is scheduled to be replaced before pool season commences.
- Committee Update – G. Brown & J. Howe will detail a “fix-up” list for volunteers to address in first quarter on 2013 and prepare pool for season. The pool is now closed, clean and winterized.

#### Social Committee's Report:



- No update.

**Administrative Committee's Report:**

- Condolences – Jones – on behalf of the Board and entire Community the President extended condolences to Nancy Jones (present) for the loss of her husband and sister
- Committee Update – no other report was available.

**Next Scheduled Meeting:**

- Date/Time/Location: January 31, 2013, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:22 pm made by Bill Marino, seconded by Cleveland Penn.