



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** February 21, 2013  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 17

**Opening:** The meeting was called to order at 7:04 pm by Joe Cammalleri.

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

### Agenda:

Motion to approve meeting minutes from December 6, 2012 meeting and post on website

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

Motion to approve Budget meeting minutes from December 6, 2012 meeting and post on website

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

### President's Report:

- No update on REO Funding or progress of any property sales.
- 3 directors were re-elected at last meeting and all directors decided to retain the same positions/responsibilities.

### Finance Committee's Report:

- Reviewed expenses for the previous month and went over any questions.
- Quotes are being obtained from different insurance carriers in an attempt to lower our monthly payment.

### Architectural Review Committee's Report:

- Violation letters were sent out as needed.
- All incoming requests have been reviewed and approved as necessary.
- Options to curb overnight parking at the pool were discussed. The board will look into updating the Rules & Regulation to disallow overnight parking and enforce towing.
- REO Funding came out this week to handle the landscaping concerns with the 18 lots.



They mowed and cleaned up all bank owned properties, along with pine needles around the trees.

**Crime Watch Committee's Report:**

- No crime to report from Officer Lingafelt.

**Communication Committee's Report:**

- No update.

**Landscaping Committee's Report:**

- An irrigation audit will be performed to determine the efficiency of the system around the pool and whether additional heads are necessary.
- We are investigating the need for a rain sensor to assist with lowering water bills so that common areas are not irrigated when it is raining.
- Several trees needed to be removed in common areas due to safety concerns:
  - Motion: Jeremy Eastburn
  - Second: Bill Marino
- A concern was raised about cracking of walking trail asphalt. The management company will investigate crack sealant as well as the cost to replace.

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

- Wi-fi installed along with quad power outlet and relocated phone line.
- Discussed the need to spend \$838 on all security system components:
  - Motion: Bill Marino
  - Second: Cleveland Penn
- A volunteer pool day is being suggested for the end of April.

**Social Committee's Report:**

- No update.

**Administrative Committee's Report:**

- Two new renters have moved in since the last meeting.

**Next Scheduled Meeting:**

- Date/Time/Location: March 28, 2013, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:00 pm made by Bill Marino, seconded by Cleveland Penn.