



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** August 29, 2013  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 14 total

**Opening:** The meeting was called to order at 7:02 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 June 27, 2012 meeting and post on website

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

### President's Report:

- Annual Meeting has been planned for December 5, 2013. We will handle the election of the two upcoming board member positions that will be opening up. We will also discuss the 2014 Budget.
- No progress with REO in regards to the sale of the 18 lots + Phase 3 & 4. REO also filled in the retention pond and installed stones & drainage at the end of Cypress Oak Lane.

### Finance Committee's Report:

- Reviewed expenses for the previous month and went over any questions.

### Architectural Review Committee's Report:

- Violation letters were sent out as needed.
- All incoming requests have been reviewed and approved as necessary.

### Crime Watch Committee's Report:

- Discussed Breaking & Entering string of thefts from open garage doors. Culprit was arrested and some items returned.
- Officer Baxter contacted Jeremy Eastburn to confirm the procedure for dealing with solicitors. They can be banned by any board member, and if they return, the police can arrest for trespassing.



**Communication Committee's Report:**

- Server Rack has been installed to secure security camera equipment. A box fan will be placed in the room to increase airflow.

**Landscaping Committee's Report:**

- North American's contract will be terminated the last day of August.
- QLM contract awarded and will start September 1st.
- Bill Marino has met with QLM to review the list of duties they will be responsible for.

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

- KaBoom Playground Grant of \$750 was awarded to the HOA and check was received. We will be investigating the best way to spend the funds (mulch, playground equipment, etc).
- We are paying Sonitrol \$94.50 quarterly for an ongoing maintenance contract that covers our control panels and keypads in case of breakage. The contract expires in 2014 so the board can determine at that time whether or not we wish to cancel coverage and cover breakage expenses on our own.
- Discussed the option of turning off the breakers in both bathrooms that go to the space heaters in order to disable them as they are not needed during the summer and the bathrooms are locked in the winter.
- The pool will close at the end of the day on Sunday, September 29 @ 9:30 pm.

**Social Committee's Report:**

- First Bethesda Oaks Road Bike Club event took place last week; may become a bi-monthly occurrence.
- 2nd Annual Movie night to be planned in October.

**Administrative Committee's Report:**

- 2 new homeowners have moved in; one on Cypress Oak Lane and one on Cherry Bark Oak.

**Next Scheduled Meeting:**

- Date/Time/Location: September 26, 2013, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:52 pm made by Bill Marino, seconded by Cleveland Penn.