



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** January 30, 2014  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Joe Cammalleri  
**Attendance:** 13 total

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

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

### Agenda:

Motion to approve meeting minutes from October 29, 2013 meeting and post on website

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

### President's Report:

- The President thanked the Community and the Watson family, once again, for their generosity to the Directors for the holiday gift cards. It is truly appreciated and greatly valued.
- The City of Gastonia is in contact with PMR regarding construction easement needed for the Titman Rd. work, particular to BO's front entrance. There are questions regarding the impact of the needed work in relationship to the entrance monuments, which are currently in review.
- Congratulations to Jeremy Eastburn & Cleveland Penn, who were re-elected to another two (2) year term as Directors. The Directors all agreed to keep the Officers "as is" for the next term year.
- NC General Statute HD278 - Mediation vs. Litigation was reviewed.
- Temporary Parking procedure was reviewed as was mailed in early January to all Members along with bi-annual dues.
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### Finance Committee's Report:

- Reviewed Financial Highlights for December 31, 2013, which included actual vs budgeted numbers. No questions were raised.



Architectural Review Committee's Report:

- Violation letters were sent out as needed.
- Portable basketball hoops and type of storm doors were discussed and are under review.
- All incoming requests have been reviewed and approved as necessary.

Crime Watch Committee's Report:

- Discussed recent crime reports from our Crime Watch police officer.
- There were three (3) notable larceny's reported; gas siphoning, tools stolen from truck, car brake-in.
- Another "reminder" will be posted on website to homeowners to "lock their cars".

Communication Committee's Report:

- All cameras are now up and running.
- No additional updates.

Landscaping Committee's Report:

- Drainage work has started (Alan Smith-contractor) to clean out runoffs, secure walking bridges and add retaining stones, as needed.

Pool/Playground Committee's Report:

- 2014 Perry Pool Contract was renewed.
- QLM has completed needed irrigation repair work.
- PMR has confirmed our pool covers comply with the Virginia Graeme Baker Pool & Spa Safety Act?

Social Committee's Report:

- No new updates.

Administrative Committee's Report:

- Six (6) homes were resold, one (1) is currently listed for sale.

**Next Scheduled Meeting:**

- Date/Time/Location: February 27, 2014, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:07 pm made by Bill Marino, seconded by Cleveland Penn.