



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: October 30, 2014
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 13 total

Opening: The meeting was called to order at 7:00 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Allen Huffman, Jeremy Eastburn (Cleveland Penn absent)

A quorum was established.

Agenda:

Motion to approve meeting minutes from September 11, 2014 meeting and post on website

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

President's Report:

- Annual Meeting is scheduled for Dec. 4, 2014, and will include elections for 3 director positions. The ratified 2015 Budget will also be presented.
- The City of Gastonia has reimbursed the HOA \$1,476.88 for the costs incurred from damage to the front entrance by the City of Gastonia Electric trucks that were performing service work by the East monument.
- Motion to accept City of Gastonia's offer of \$23,186:
 - Motion made by: Bill Marino
 - Seconded by: Allen Huffman
- The Board has accepted an offer from the City of Gastonia to cover the cost of all damage to the front entrance caused by the Titman Road construction.

Finance Committee's Report:

- Reviewed financial highlights for the previous month.

Architectural Review Committee's Report:

- Violation letters were sent out as needed by Property Matters Realty.
- Approvals (if any) were reviewed and handled as needed.
- Reminded homeowners of the biggest culprits of violations this time of year:
 - Mildew on siding



- Lawn & grass cuttings
- Trim & weeding
- Garbage containers left out after pickup

Crime Watch Committee's Report:

- Officer put a special check request on Bethesda Oaks for the night of Halloween.
- Attempted larceny in a vehicle on October 6, who was not caught, but suspected retaliation the following night on a vehicle who chased the suspect down.
- Reminder with the holidays approaching to keep garage doors closed when not in use.

Communication Committee's Report:

- No update.

Landscaping Committee's Report:

- During aeration QLM caused long ruts by the playground area due to the heavy equipment that was used. QLM says that the heavy amount of water in the grass caused the machine to get stuck and cause the ruts. The board will discuss with QLM the possibility of exploring the source of the water in that area.
- The board determined that it would be cost-prohibitive to transplant any shrubs or trees from the front entrance (before Titman Road construction) to the rear entrance. Instead the board will look into creating a vision/plan for landscaping around the rear entrance and determine cost estimates.

Pool/Playground Committee's Report:

- The new spring for the broken Frog in the playground has arrived and will be installed during the winter months.

Social Committee's Report:

- Movie Night slated for March/April 2015 (Spring).

Administrative Committee's Report:

- Currently have 3 active listings and 1 home under contract.

Next Scheduled Meeting:

- Date/Time/Location: December 4, 2014, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:50 pm made by Bill Marino, seconded by Allen Huffman.