



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: March 26, 2015
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 32 total

Opening: The meeting was called to order at 7:10 pm by Joe Cammalleri.

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

Agenda:

Motion to approve meeting minutes from January 29, 2015 meeting and post on website

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

President's Report:

- The board provided an overview of the proposed apartment complex, as described in the [Developer Q&A Notes](#) that have been posted on the website and Facebook.
- The HOA law firm, Horack Talley, has researched and provided a letter to the HOA Board stating that HOA funds may be used to fight the proposed apartment complex if the project would affect the community as a whole, and not just select homeowners.
 - Property Matters Realty will work on reaching out to a recommended law firm that specializes in zoning laws (our HOA attorney does not specialize in zoning laws). They will work on getting estimates on pricing and on what level of expense the HOA might incur if we attempt to have legal representation going forward.
- Homeowners will need to assist with alerting their neighbors about the proposed apartment complex. Homeowners might also need to help canvas Bethesda Oaks as well as other neighborhoods to sign a petition against the rezoning. The board will provide more info on this shortly.
- The board will attempt to consolidate the possible number of speakers at the April 9 Planning Board meeting so that we have fewer speakers with more time for each speaker, as opposed to many speakers that may be repeating the same concerns and use up our small amount of allotted time. If legal representation is acquired, they may be a primary speaker at the April 9 meeting.
- Every homeowner within 100 feet of the property line of the proposed apartment



complex has the right to send a letter of appeal to the Planning Board/City Council. This letter template will be drafted by the board in order to assist the homeowners who have that right.

- The Planning Board has a proven history of voting AGAINST rezoning based sheerly on a large turnout from the community to the meeting. Therefore it is imperative that we have the largest turnout possible of homeowners and community members to the April 9 Planning Board meeting in order to send a clear signal of opposition.
- City of Gastonia Police Officer Lingafelt gave historical information about other Gastonia apartment complexes and how crime is highest when the management does not have a presence on site every day of the week. If management is only on site one or two days a week, that is when crime typically goes up. The developer mentioned during the Q&A meeting on March 10 that management would be on site at the proposed apartment complex 3-4 days a week.

Questions from Homeowners (open discussion):

- How will these additional 50 apartments impact the local schools. Are local schools already overcrowded? Can local schools handle the extra children that might come from this apartment complex?
 - A homeowner stated that Ashbrook is already overcrowded and is in the process of possibly going from 3A to 4A.
 - Has the planning board board been in discussion with the school administration about the planned increase in children?
 - Gardner Park Elementary was recently rezoned due to the increase in children due to new apartment complexes built in that area.
 - How will children walk to school as there are no sidewalks between the apartment complex and Ashbrook, for example?
- What will happen with affordable housing once the housing credits run out?
- Gardner Park successfully fought rezoning on the south side of Franklin on multiple occasions. This is an example of a success story.
- Is it possible to change the zoning of this farmland from “unrestricted” to “restricted?”
- Is it possible to have a specialized attorney attend the Planning Board meeting to speak on behalf of the community?

Next Action Items:

- **April 9 @ 5:30 pm (City Hall: 181 South St)** - Planning Board meeting. Every able-bodied homeowner should make every attempt to attend this meeting in order to show the Planning Board that this rezoning should not be approved. It is important to dress in professional attire out of respect to the planning board, especially if you are going to be speaking.
 - There may be other projects presented to the Planning Board other than the



apartment complex.

- The developer will have 15 minutes to make a presentation about the apartment complex.
- Anyone from the public who wants to speak will have a TOTAL of 15 minutes, amongst all speakers. For this reason, it is recommended that at most 2 people should represent Bethesda Oaks by speaking. This will likely be an HOA Board member and possibly an attorney who will combine all concerns from homeowners and summarize them to the planning board.
- The developer will then have 5 minutes to rebut.
- The public will then have a total of 5 minutes to rebut that rebuttal.
- At that time the Planning Board will vote.
 - If only a 50% majority of the board who is present votes to approve, it will automatically go to City Council for a decision.
 - If a 75% majority approves then that is a super majority, and homeowners within 100 feet must send a written letter of appeal within 14 days.
- Attire/appearance should be professional/business attire, as the developer will definitely be wearing suit & tie. It is imperative to dress and speak to the planning board in a respectful and professional manner.
- Everyone from the public who is attending the meeting will have to remain quiet and cannot cause a commotion during the meeting or they may be removed by police officers.
- **May 19, 2015 @ 6:00 pm** (Gaston County Courthouse: 325 N Marietta St. Parking might require payment.) - City Council Meeting
 - If the Planning Board does not approve or approves and receives at least one written letter of public concern or petition by April 24 it goes to City Council for a decision.

Next Regularly Scheduled HOA Board Meeting:

- Date/Time/Location: April 30, 2015, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 9:17 pm made by Bill Marino, seconded by Cleveland Penn.