



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: June 25, 2015
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 12 total

Opening: The meeting was called to order at 7:06 pm by Joe Cammalleri.

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

Agenda:

Motion to approve meeting minutes from May 28, 2015 meeting and post on website

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

President's Report:

- Discussed Titman Road construction that has started and will last 12-24 months.

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.
- A reminder was made about the rules surrounding For Sale & Open House signs on common area.
- Approvals (if any) were reviewed and handled as needed.

Crime Watch Committee's Report:

- No notable crime to report for the month.

Communication Committee's Report:

- Several committee updates were made to the web site and email distribution lists for Social and Pool-Playground Committees due to new members recently added.

Landscaping Committee's Report:

- An additional \$25/week will be added to the QLM invoice to cover the cost of maintaining



the newly purchased 0.6 acre strip of land.

- A quote was received from Jeff Howe for repairing or rebuilding the walking path. Due to the unbudgeted nature of the expense, the board will hold off until next year and hopefully budget for the expense.

Pool/Playground Committee's Report:

- A new committee chairperson has volunteered to head up pool/playground efforts: Janice Cramp.
- New umbrellas have been purchased (approximately \$124/each) along with 10 additional chairs.
- Motion to authorize QLM to spend \$200 to investigate the source of standing water beside the playground:
 - Motion by: Bill Marino
 - Seconded by: Cleveland Penn
- The board will investigate a leaky shower head outside the pool house.
- PMR will ask Perry Pools to remove stored trash from storage room during high-temperature periods as it attracts bugs and insects.

Social Committee's Report:

- New committee has been formed, headed by Sally Heglär.
- The 1st Annual Neighborhood Block Party is scheduled for June 27 (rain date June 28).

Administrative Committee's Report:

- There are 7 active/under-contract homes in the neighborhood.

Next Scheduled Meeting:

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

Motion to Adjourn: 7:51 pm made by Bill Marino, seconded by Allen Huffman.