



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** July 30, 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 7:00 pm by Joe Cammalleri.

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

A quorum was established.

### Agenda:

Motion to approve meeting minutes from June 25, 2015 meeting and post on website

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

### President's Report:

- Discussed ongoing Titman Road construction that will impact the area through next year.
- The budget/annual/election meeting will be scheduled for December 4 if possible. The board will work on having the 2016 budget completed by the October HOA meeting.

### Finance Committee's Report:

- Reviewed financial highlights for the previous month.
- After consulting with the HOA attorney, it was decided that Title Insurance was not necessary for the strip of land purchased next to Bethlehem Church.

### 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.

### Crime Watch Committee's Report:

- No notable crime to report for the month.
- National Night out scheduled for Tuesday, August 4th in the Target Parking Lot from 6-9 pm.



Communication Committee's Report:

- No update.

Landscaping Committee's Report:

- The HOA will be monitoring the construction on Titman Road in order to determine when the lighting will need to be dug under the street by the City of Gastonia. The board will hold off for now on getting landscaping bids as we are still at least one year or more out.

Pool/Playground Committee's Report:

- New signs for the pool will be installed next week ("Did you forget to close your umbrella or cleanup?"). The placards on the tables will also be replaced with metal signs.
- Swim Lessons are underway from July 27-30 for all ages at the neighborhood pool.

Social Committee's Report:

- First Annual Neighborhood Block Party was a big success, along with the Pool Movie Night the following week. The event was put on under budget. Leftover food was donated to the Battered Women's Shelter of Gastonia.

Administrative Committee's Report:

- Total of 7 homes on the market throughout the neighborhood.

**Next Scheduled Meeting:**

- Date/Time/Location: August 27, 2015, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:35 pm made by Bill Marino, seconded by Allen Huffman.