



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** August 27, 2015  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 17 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 July 30, 2015 meeting and post on website

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

### President's Report:

- The HOA Board announced that Ryan Homes has agreed to return to Bethesda Oaks and is under contract to buy the undeveloped 18 lots as well as 84 lots in Phase 3.
- The Annual Meeting has been scheduled for Thursday, December 3, 2015. The 2016 Budget will be ratified at this time and elections will take place. There will not be a regular November or December meeting due to holidays.

### 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.
- Any unsafe sidewalks should be reported to the City Engineering department:  
<http://www.cityofgastonia.com/doing-business/engineering.html>

### Crime Watch Committee's Report:

- No notable crime to report for the month.



Communication Committee's Report:

- Updated website with amended CCRs from 2012.

Landscaping Committee's Report:

- The water leakage problem at the pool common area has been resolved and should help lower the monthly water bill.

Pool/Playground Committee's Report:

- New metal signs have been installed at the pool to remind homeowners to close umbrellas and tie them.
- The missing pool skimmer will be replaced by Perry Pools.

Social Committee's Report:

- There was a surplus of \$44.18 after the summer social party receipts were collected.

Administrative Committee's Report:

- 8 homes currently on the market in Bethesda Oaks.

**Next Scheduled Meeting:**

- Date/Time/Location: September 24, 2015, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:05 pm made by Bill Marino, seconded by Allen Huffman.