



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** October 29, 2015  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 10 total

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

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

A quorum was established.

### Agenda:

Motion to approve meeting minutes from August 27, 2015 meeting and post on website

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

### President's Report:

- A gift from the HOA has been made to the First Lutheran Church Backpack program in memoriam of Sharon Field.
- Ryan Homes has sold 3 undeveloped lots plus the model lot, which is on track with the goal of selling 1 lot per month.
- Annual/Election meeting will be held on Thursday, December 3, 2015 in lieu of regular November or December meetings.

### 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.
- A question of solar panels came up from a homeowner. Solar panels are allowed based on certain restrictions set forth in the Rules & Regulations.

### Crime Watch Committee's Report:

- No notable crime to report for the month.



Communication Committee's Report:

- No update.

Landscaping Committee's Report:

- The irrigation leak by the pool has been identified and the HOA is not liable for the water charges.
- Rip-wrap issues under the walking trail bridge have been fixed.

Pool/Playground Committee's Report:

- Pool officially closed on September 30 for the season.
- \$430 has been set aside for pool drain covers to be replaced every 5 years as required by law.
- Next year's budget will include the cost of purchasing 4 more umbrellas to match the existing.
- The 2016 pool contract will be signed by Joe this week.

Social Committee's Report:

- Ryan Homes hosted a free ice cream social to welcome them back to the neighborhood.

Administrative Committee's Report:

- 3 sold homes sold plus 2 homes currently on the market in Bethesda Oaks.

**Next Scheduled Meeting:**

- Date/Time/Location: December 3, 2015, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:38 pm made by Bill Marino, seconded by Cleveland Penn.