



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: January 28, 2016
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 8 total

Opening: The meeting was called to order at 7:02 pm by Joe Cammalleri.

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

A quorum was established.

Agenda:

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

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

President's Report:

- Ryan has sold four (4) lots so far, with activity on four (4) more. Construction of Phase 3 has started in earnest by the Developer and moving forward at a rapid pace.
- Ryan was sent a letter addressing some issues that have come up (relating to building and maintenance) in work areas and related streets.
- Titman Road work continues and PMR is monitoring timing as to when electrical lines should be run under the street to repair monument lights.
- NCDOT will start Survey Work (part of 7 year plan) in our area.
- Elections Results from Annual Meeting elected Jeremy & Cleveland for another 2 year term, BOD has agreed to keep all Officer(s) position the same.

Finance Committee's Report:

- Reviewed financial highlights for the previous month.
- In the Treasurer's absence, the President provided December 31st, 2015 (year-end) results.
- No other financial questions aroused from the Board.

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.



- Request for adding a “car port” to driveway, was reviewed by BOA and declined.

Crime Watch Committee’s Report:

- No notable crime to report for the month.

Communication Committee’s Report:

- AT&T Service at pool (security, wi-fi) changed to TWC. Faster service, no extra cost.

Landscaping Committee’s Report:

- Three (3) Maple trees planted along walking trail (in common area) to replace were prior trees were removed.
- After receiving many RFQ’s, QLM (current Landscaping Co.) will be retained.

Pool/Playground Committee’s Report:

- No report.

Social Committee’s Report:

- No report.

Administrative Committee’s Report:

- No report.

Next Scheduled Meeting:

- Date/Time/Location: February 25, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:47 pm made by Cleveland Penn, seconded by Bill Marino.