



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** May 26, 2016  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 11 total

**Opening:** The meeting was called to order at 7:04 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 April 28, 2016 meeting and post on website

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

### President's Report:

- No meeting to be held in the month of June.
- The HOA has made a contribution to the American Heart Association in honor of the passing of Mac Shielein, a longtime homeowner.
- The board is continuing to work with Ryan Homes to mitigate any issues with construction vehicles and material impacting traffic and/or homeowners during the construction phase.
- Ryan Homes requested approval of 3 additional models to the 84 lot offering in Phase 3. The board reviewed the plans and approved specific elevations with certain requirements and restrictions to ensure the homes would fit the aesthetic appearance of the neighborhood.

### 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.

### Crime Watch Committee's Report:

- No notable crime to report for the month.



- Police presence will be increasing in neighborhoods throughout the summer months to crack down on speeders and those running stop signs.

#### Communication Committee's Report:

- A list will be compiled of which homeowners are on Facebook or the web site, and will be cross-referenced against a full list of homeowners of every member in the community. We will use the gaps found to try to reach out to homeowners who are not registered on either the website or Facebook.
- A newsletter was suggested as a possible idea from a homeowner, but after discussion was determined to be unnecessary for our community due to our existing website and Facebook pages.

#### Landscaping Committee's Report:

- The problematic bees have been dealt with and are no longer a nuisance.

#### Pool/Playground Committee's Report:

- Pool Cleanup Day resulted in a great turnout from the community (with over 15 volunteers) and all work was completed within a few hours.
- Pool Opening Day was Saturday, May 14.
- 4 new umbrellas were purchased and installed, and the existing older umbrellas that were replaced are now in storage to be used as backups.
- New mulch was installed in the playground area for the same price as the last time we had mulch installed.

#### Social Committee's Report:

- Nothing to report.

#### Administrative Committee's Report:

- New homeowners have closed on their homes in the neighborhood and have been contacted by the Administrative Committee.

#### **Next Scheduled Meeting:**

- Date/Time/Location: July 28, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:46 pm made by Bill Marino, seconded by Cleveland Penn.