



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** July 28, 2016  
**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 7:04 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 May 26, 2016 meeting and post on website

- Motion made by: Bill Marino
- Seconded by: Jeremy Eastburn

### President's Report:

- The annual meeting (along with the Budget & Election meeting) has been scheduled for December 1 @ 7:00 pm.
- The wide pothole on Holly Oak Lane near Scarlet Oak Lane has been patched by the City of Gastonia.
- Phase 1 & 2 (original phases) have all remaining 18 lots either sold or under construction.
- Phase 3 has at least 5 lots about to start construction.
- AT&T has completed the buildout of Gigapower and we are now dealing with the City of Gastonia to rectify the humps in the road that have come up due to their work.

### 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.



Communication Committee's Report:

- The board is reviewing potential HOA-based web site portals that would include components specific to Violations, Online Payment, ARC Requests & Approvals, etc.

Landscaping Committee's Report:

- Three dead trees have been removed from the walking trail.
- The irrigation system on the common area by the pool had lines cut by AT&T or TWC during construction. The lines have been fixed and irrigation is now working again.

Pool/Playground Committee's Report:

- Swim Lessons are being offered by the YMCA again this summer on August 1-4.
- Various behavioral issues of certain pool guests have been identified and addressed over the summer pool season.

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: August 25, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:52 pm made by Bill Marino, seconded by Jeremy Eastburn.