



## Bethesda Oaks HOA Annual Meeting Minutes

**Date:** December 1, 2016  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 19 total

**Opening:** The meeting was called to order at 7:14 pm by Joe Cammalleri. A quorum of the neighborhood was established (201 eligible votes with 19 representatives in person plus 16 proxies, which exceeds the required 10%).

**Present:** Joe Cammalleri, Bill Marino, Jeremy Eastburn, Cleveland Penn, Allen Huffman  
A quorum was established.

### Agenda:

Motion to approve meeting minutes from the December 3, 2015 Annual meeting

- Motion made by: Zach Harris
- Seconded by: David Spainhour

Election of Board Members:

- No nominations from the floor.
- Motion to forego voting via ballot due to lack of nominations from the floor and to confirm the acceptance of Joe Cammalleri, Bill Marino, and Allen Huffman as directors for a 2 year term:
  - Motion made by: Bill Shine
  - Seconded by: Denise Watson

Finance Committee's Report:

- Reviewed finances over the past year.
- Motion to ratify the proposed 2017 budget:
  - Motion made by: Alex Armstrong
  - Seconded by: Zach Harris

President's Report:

- Reviewed accomplishments/highlights (old business over the past year), including:
  - Worked with Ryan Homes as they were reintroduced back into the neighborhood as they committed to building out the 18 infill lots and Phase 3.
  - Working with the county to deed over an orphan piece of land at the south end of



Cypress Oak & Cherry Bark Oak that should have been deeded over to the HOA as common area several years ago.

- Worked with AT&T to get Gigabit (Fiber) internet installed throughout the neighborhood (one of the first neighborhoods in Gaston County).
- Reviewed new business anticipated for next year, including:
  - A written collection policy to be distributed to homeowners that will allow the HOA to enforce dues payments for homeowners who are delinquent.
  - Continued collaboration with Ryan Homes as they build additional homes in Phase 3.
  - Continued collaboration with the landowner of Phase 4 as potential development discussions take place.
  - Discussing possible solutions to the speeding problem within the neighborhood.

**Next Scheduled Meeting:**

- Date/Time/Location: January 26, 2017, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:33 pm made by Bill Shine, seconded by David Spainhour.



