



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: January 26, 2017
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 7:01 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 November 10, 2016 meeting and post on website

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

President's Report:

- Joe, Bill, and Allen were reelected to the Board of Directors at the 2016 Annual Meeting.
- Ryan Homes is continuing to build out Phase 3 and preliminary discussions have started regarding Phase 4.
- The management company is investigating the timeframe for when the streetlights will be installed in the new Phase 3A section that has numerous new homeowners.

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:



- Nothing to report.

Communication Committee's Report:

- Nothing to report.

Landscaping Committee's Report:

- The water main leak detected at the pool area caused a much higher water bill than usual. The management company is in the process of appealing to the city to get a "first time offender" credit after fixing the water leak.

Pool/Playground Committee's Report:

- The 2017 pool contract has been signed with Perry Pools for the same price as the prior year.

Social Committee's Report:

- Nothing to report.

Administrative Committee's Report:

- As new homeowners close on their homes in the neighborhood they will be contacted by the Administrative Committee.

Next Scheduled Meeting:

- Date/Time/Location: February 23, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:32 pm made by Bill Marino, seconded by Jeremy Eastburn.