



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: February 23, 2017
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 18 total

Opening: The meeting was called to order at 7:00 pm by Joe Cammalleri.

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

Agenda:

Motion to approve meeting minutes from January 26, 2017 meeting and post on website

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

President's Report:

- The board is continuing to monitor the buildout of Phase 3 to ensure homes are being built according to architectural rules and approvals.
- The board has granted an exception to Ryan Homes by approving two additional ranch models.
- REO Holding (who owns the land in Phase 4) is working on rearranging home plots in Phase 4 to work around city drainage requirements. The board is in communication with REO on the changes being made to the layout of Phase 4.
- The City of Gastonia has added Bethesda Oaks to their work queue for fixing raised sidewalks throughout the community that cause a potential trip hazard. The process may take a while to complete based on priority of the work crew.
- The board will gather one more quote from another electrician to fix the monument lights at the main entrance, and then will make a decision.
- The board is gathering quotes for adding a new stone wall with monument light at the rear entrance by the church.
- A new lease has been signed for two new street lights to be added near the new houses



in Phase 3A.

Finance Committee's Report:

- Reviewed financial highlights for the previous month.
- The umbrella insurance policy was not renewed for Bethesda Oaks, so our insurance agent renewed under a new carrier so that there would be no lapse in coverage.

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:

- A concern was raised regarding the deep pond behind the playground that might be a hazard for children who play in and around the pond. A potential solution might be to add signage around the pond stating the dangers of trespassing.

Pool/Playground Committee's Report:

- A broken light post by the pool has been replaced by the city. PMR is working to determine if the HOA will be invoiced for the replacement.
- The committee is in the process of purchasing new umbrellas, tables, and chairs for the 2017 pool season.

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: March 30, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:34 pm made by Bill Marino, seconded by Allen Huffman.

