



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: March 30, 2017
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 13 total

Opening: The meeting was called to order at 7:00 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 February 23, 2017 meeting and post on website

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

President's Report:

- A community meeting was held by REO/Turnstone on March 14 to notify the community of proposed zoning changes they are making to Phase 4. The changes only involve plot sizes and layouts and the board is in agreement with the changes they are proposing.
 - The next Planning Commission meeting is scheduled for April 6 at City Hall where REO/Turnstone will present their proposed changes.
 - REO/Turnstone has agreed to provide approximately \$25,000 in funding toward landscaping for the new Lowell-Bethesda Road entrance, a new monument, and reserve funds to go toward a future amenity within the community.
- We are still awaiting raised sidewalks to be fixed by the city, as we are still on the waiting list.
- The board is investigating adding additional street lights from the city in Phase 3A to fill the large gap in the lights that were recently added.

Finance Committee's Report:



- Reviewed financial highlights for the previous month.
- The HOA insurance renewal has been transferred to the new company after our coverage with the prior company was ended.
- Taxes for the HOA have been signed and filed.

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:

- Investigation is underway to determine what can be done about the pond of water in the woods south of the pool, as the depth of the water may pose a risk to children playing in the area.

Pool/Playground Committee's Report:

- The damaged light post by the pool fence has been replaced by the city, and is being paid for by QLM as they caused the light post to break.
- Pool Opening day is scheduled for May 13, with a Pool Cleanup Day to take place Saturday, April 29.
- Playground mulch to be installed on, or around, May 13.

Social Committee's Report:

- Nothing to report.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: April 27, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:58 pm made by Bill Marino, seconded by Allen Huffman.

