



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: April 27, 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 7:02 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 March 30, 2017 meeting and post on website

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

President's Report:

- The management company is changing banks to North State Bank, who will begin processing all dues payments and will also be offering online payment options.
 - North State Bank will also be our bank for all saving & checking accounts.
 - The effective date for the switch will be July 1, 2017.
- The board is working with the City of Gastonia to plan installation of both street trees and street lights throughout the new phase.
- The City of Gastonia Planning Commission unanimously approved REO's request to amend the original zoning for Phase 4, which changes the total number of homes being built (less than originally planned).

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:

- Reminder was sent to community via Facebook and the web site regarding the need for grass mowing and mildew cleanup.

Landscaping Committee's Report:

- Concerns have been raised about a hole in the wooded common area south of the pool where water is collecting and filling up the hole and has created a pond with a danger to children as the walls of the pond are high and, if a child were to fall in, they would find it difficult to get out of the pond.
 - We are not allowed to drain the pond, fill it in, or alter the area due to wetland restrictions.
 - The solution in the works is to eventually place a fence around the pond with "No Trespassing" signs to protect the homeowners.

Pool/Playground Committee's Report:

- Pool cleanup day is scheduled for Saturday, April 29.
- Pool season begins on Saturday, May 13.
- As budgeted, the HOA is recommending purchasing:
 - 3 new umbrellas (\$380 total)
 - 2 new chaise lounges (\$222 total)
 - 12 new chairs (\$288 total)
 - 3 new tables (\$1546 total)
 - 1 metal bike rack (\$361 total)
 - Motion to approve spending budgeted funds as noted above
 - Motion made by: Bill Marino
 - Seconded by: Jeremy Eastburn
- Mulch for the playground has been ordered and will be delivered and installed next weekend.
- Pool passes, codes, and reminder of pool rules will be mailed to all homeowners in good standing on Friday, April 28.
- Due to insurance liability requirements around lighting, the HOA is being forced to change pool closing time from 9:30 pm to 9:00 pm.

Social Committee's Report:



- Nothing to report.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: May 25, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:29 pm made by Bill Marino, seconded by Jeremy Eastburn.

