



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** May 25, 2017  
**Location:** Bethlehem Church Farm House  
**Address:** 3100 Bethlehem Church Street, Gastonia, NC 28056  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 12 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  
A quorum was established.

### Agenda:

Motion to approve meeting minutes from April 27, 2017 meeting and post on website

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

### President's Report:

- The board is starting discussions with REO about the plan to convert a dead-end street in Phase 4 into a cul-de-sac.
- The orphan lot that was identified as a missing piece of common area for Bethesda Oaks (behind the house at the end of Cherry Bark Oak Ct.) was found to be owned by REO. REO has agreed to deed over that orphan lot to the association.

### 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 notable to report.



#### Communication Committee's Report:

- The community hosted a successful yard sale which raised an overage of \$14 which will be deposited to the Social Committee fund.
- The board is working to address the issue with dog waste being left on common areas and homeowners property. For now, instead of starting with posting additional signs or waste stations, we will start with encouraging offenders to be identified and anonymously sent to Property Matters Realty to be dealt with.

#### Landscaping Committee's Report:

- The board has obtained multiple quotes for fences to address the pond concern in the common area behind the pool.
  - Motion to approve spending \$6,000 to install a 6' galvanized fence around the pond (with a utility gate) with No Trespassing signs:
    - Motion made by: Cleveland Penn
    - Seconded by: Allen Huffman

#### Pool/Playground Committee's Report:

- Pool season began on Saturday, May 13.
- We have received new items that were ordered (3 new umbrellas, chairs, tables, and bike rack).
  - The new bike rack has been installed by the main pool entrance.
- Fresh playground mulch has been delivered and installed.
- Due to new restrictions regarding required lighting at night near pools, the pool closing time has officially been moved up 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: June 29, 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 Allen Huffman.



