



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: June 22, 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 7:04 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 May 25, 2017 meeting and post on website

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

President's Report:

- The Board is working with REO to initiate the process of turning the dead-end street in Phase 4 into a cul-de-sac. This will require approval from the City.
- The Annual Meeting is being tentatively scheduled for Thursday, December 7, 2017.

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:

- Car break-ins are increasing in our area (outside of Bethesda Oaks), mostly on unlocked vehicles.
- Nothing else notable to report.



Communication Committee's Report:

- A homeowner has volunteered to write a Community Newsletter to help out with communicating news to the neighborhood. Release date is TBD.

Landscaping Committee's Report:

- QLM will be working on elevating street trees according to city guidelines.
- The Board is working to get quotes on adding three trees on common area at the top of the walking trail on Bethesda Oaks Drive.

Pool/Playground Committee's Report:

- The new chairs, tables and lounge chairs have all been installed at the pool.
- The bushes around the pool were trimmed and the area was treated for bugs.
- The board is considering adding a rule to the Pool Rules that prohibits grilling inside the pool area due to multiple issues:
 - Liability concerns
 - Safety concerns and burn risks for children/homeowners nearby
 - Combustible material nearby (fire risk)
 - Motion to add rule:
 - Motion made by: Bill Marino
 - Seconded by: Cleveland Penn

Social Committee's Report:

- Ryan Homes is hosting a BBQ Social outside the pool on Sunday, July 2 from 2-4 PM with the purpose of allowing new and future homeowners to meet each other and get to know the community.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: August 31, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:11 pm made by Bill Marino, seconded by Cleveland Penn.

