



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: August 31, 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 7:04 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Jeremy Eastburn, Cleveland Penn (Absent: Allen Huffman)

A quorum was established.

Agenda:

Motion to approve meeting minutes from June 22, 2017 meeting and post on website

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

President's Report:

- The Annual Meeting has been confirmed for Thursday, November 30, 2017. A December meeting will not be held.
- The board is starting the process of converting a dead-end street in Phase 4 into a cul-de-sac in order to keep future neighborhoods from tying into the street and increasing traffic problems.
- There are multiple homes that have recently sold in Phase 3B where the doors do not match the shutter color. Ryan Homes has been notified of the issue and is in the process of resolving the issue.
- After working on gathering multiple bids, the board has agreed to pay ABCO Electric to perform the necessary work to fix the monument lights at the front entrance for an estimated cost of \$4,800.
 - Motion made by: Bill Marino
 - Seconded by: Jeremy Eastburn
- Due to dark conditions in the evening, the board is gathering estimates for installing two



street lights on the walking trail between Holly Oak Ln and Cherry Bark Oak Ct.

- The board has discussed the idea of waiving the Capital Contribution that is made by a homeowner when a second (or more) lot is purchased within Bethesda Oaks, and has agreed not to pursue the change at this time.

Finance Committee's Report:

- Reviewed financial highlights for the previous month.
- The 2018 Budget is in the process of being drafted and will be presented to the community during the Annual Meeting on November 30.

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:

- Nothing to report.

Landscaping Committee's Report:

- The fence around the pond in the woods behind the pool has been installed and is completed.
- Street trees around the neighborhood are in the process of being limbed from the bottom up.

Pool/Playground Committee's Report:

- Pool Season ends at the end of the day on Saturday, September 30.
- There are several popups that are emerging at the bottom of the pool. Perry Pools will be contacted to provide a quote on repairing the popups. Property Matters will also get updated quotes on relining the pool.

Social Committee's Report:

- Ryan Homes hosted a successful "Meet Your Neighbors" BBQ on Sunday, July 2.
- Ryan Homes has discussed hosting another "End of Summer" party before the pool closes on September 30.

Administrative Committee's Report:

- Nothing to report.



Next Scheduled Meeting:

- Date/Time/Location: September 21, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:52 pm made by Bill Marino, seconded by Jeremy Eastburn.

