



Bethesda Oaks HOA Annual Meeting Minutes

Date: November 30, 2017
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 35 total

Opening: The meeting was called to order at 7:05 pm by Joe Cammalleri. A quorum of the neighborhood was established with a total of 80 owners represented (24 owners in person & 56 by proxy, which exceeds the required 10%).

Present: Joe Cammalleri, Bill Marino, Jeremy Eastburn, Cleveland Penn, Allen Huffman
A quorum was established.

Agenda:

Motion to approve meeting minutes from the December 1, 2016 Annual meeting

- Motion made by: Andrew Krug
- Seconded by: Bill Geoghegan

Election of Board Members:

- Pre-submitted nominations include: Jeremy Eastburn, Michael Overcash, Cleveland Penn
- No nominations were presented from the floor.
 - Motion to close nominations from the floor:
 - Motion made by: Andrew Krug
 - Seconded by: Gail Floyd
- Election results were as follows:
 - Number of ballots cast: 78 (two ballots were not cast)
 - Total number of votes cast: 156
 - Results: Jeremy Eastburn and Cleveland Penn were re-elected for another 2 year term.

Finance Committee's Report:

- Reviewed finances over the past year.
- Motion to ratify the proposed 2018 budget:
 - Motion made by: Bill Radcliff
 - Seconded by: David Cramp



President's Report:

- Reviewed accomplishments/highlights (old business over the past year), including:
 - Purchase of new pool furniture (tables, chairs, umbrellas) as well as a new bike rack at the pool.
 - Installation of a new safety fence around the swamp that was identified in the woods of the common area and found to be potentially dangerous for children playing in the area.
 - Repair of the front monument lights that had been disabled since Titman Road construction commenced.
 - Increased D&O Insurance policy coverage while maintaining the same price.
 - Official Collection Policy was created and published for handling delinquencies.
 - Secured \$25,000 gift package from REO as part of Phase 4 agreement, which is earmarked for landscaping and a new monument wall at the Phase 4 entrance, as well as money toward future amenities.
 - Identified and secured ownership of an orphan lot of land in Phase 1 & 2 that is now owned as common area by the association.
 - Worked with REO to complete rezoning of lots in Phase 4.
 - Continued working closely with Ryan Homes for Phase 3 buildout (ensuring Rules & Regulations are followed, as well as Architectural approvals).
 - Added online payment option from Property Matters Realty for paying HOA dues electronically.
- Reviewed new business anticipated for next year, including:
 - Continue to fight speeding concerns throughout the community.
 - Continue working on Phase 3 buildout and plans for Phase 4 development.
 - Work with the City of Gastonia Planning Commission to close off Phase 4 dead-end road and convert to cul-de-sac.
 - Add street lights to darker stretches of the walking trails in order to provide a safer atmosphere at night.
 - Add more landscaping around common areas and at the front entrance.
 - Work with the City of Gastonia to add street lights, street trees, and Stop signs to Phase 3.
 - Work with the City of Gastonia to repair 19 areas of raised sidewalks throughout the community.

Next Scheduled Meeting:

- Date/Time/Location: January 25, 2018, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:58 pm made by Andrew Krug, seconded by Gail Floyd.

