



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: March 29, 2018
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 10 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 February 22, 2018 meeting and post on website

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

President's Report:

- Lennar Homes is under contract to purchase Phase 4 (future development).
- A "Speeding Solution" survey has been drafted and will be finalized before sending out to all homeowners.
- The board met with the City Engineer to discuss the idea of closing off the dead end in Phase 4 and converting it into a cul-de-sac. The City Engineer indicated that the request would have a high likelihood of being denied due to state statutes about egress out of the neighborhood for potential future development next to that dead end.
 - In light of this information the board has decided not to pursue the idea of converting the dead end into a cul-de-sac.
- Three new light posts are being installed along the walking trail in the woods between Holly Oak Lane cul-de-sac and Cherry Bark Oak Ct cul-de-sac due to poor lighting during the evenings.
 - Motion to move forward:
 - Motion made by: Allen Huffman
 - Seconded by: Bill Marino



- Insurance policies have been renewed with a noted increase of \$119 for the year due to extended coverage required.

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:

- Nothing to report.

Landscaping Committee's Report:

- Motion to approve the new landscaping package quoted by QLM at \$3,900 to be paid for by funds provided by the City of Gastonia for Titman Road construction repairs:
 - Motion made by: Cleveland Penn
 - Seconded by: Allen Huffman
- The dead street tree by the pool/parking lot needs to be removed and can be removed by QLM for \$325. There is also a tree on HOA common area behind the pool that has fallen on homeowner property and can be removed for the same estimated cost of \$325. Motion to approve spending \$325 per tree to remove both trees:
 - Motion made by: Bill Marino
 - Seconded by: Cleveland Penn

Pool/Playground Committee's Report:

- Several projects are ongoing before pool season begins, including:
 - Updating of pool rules to include mentions of no grills, no diving, etc...
 - Updating signage at the pool to meet latest version of rules and also to ensure it meets all codes & requirements.
- The following dates have been tentatively set as:
 - May 12 Pool Cleanup Day
 - May 19 Pool Opening

Social Committee's Report:

- Brian McGonagle (Social Chairman) is contacting Ryan Homes to collaborate on a possible Spring Party at the pool/playground.



Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: April 26, 2018, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:59 pm made by Bill Marino, seconded by Cleveland Penn.

