



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** May 31, 2018  
**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 7:01 pm by Joe Cammalleri.

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

A quorum was established.

### Agenda:

Motion to approve meeting minutes from April 26, 2018 meeting and post on website

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

### President's Report:

- The board has approved two additional models/elevations for the final remaining lots being built by Ryan Homes in Phase 3. At last count there were 9 lots left to be sold in Phase 3.
- The board, with Property Matters Realty, has started discussions with Ryan Homes about how they plan on leaving the green/common space at the end of Phase 3 construction.
- The board met with representatives from Lennar Homes on two separate occasions regarding Phase 4 and approved multiple models/elevations as well as various exterior colors and finishes.
- The Speeding Solutions survey confirmed that they majority of respondents were in favor of speed "humps." Multiple respondents volunteered to serve on a "speeding solutions" committee to determine best course of action for tackling the speeding problem.
  - The board is also working with the city traffic department to confirm final locations of additional stop signs at intersections throughout Phase 3.



- Underground boring for the 3 new lights on the walking trail have been completed. The next step is for the city to excavate for wiring and to install the 3 new lights. Estimated time of completion is 2-3 weeks.
- A sagging indentation on Scarlet Oak Ln (near the pool) has been identified and the board is working to identify potential solutions.

#### Finance Committee's Report:

- Reviewed financial highlights for the previous month.
- No issues or concerns were presented.

#### 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:

- Officer Clinch represented the police department in Officer Lingafelt's absence. No notable crime to report.

#### Communication Committee's Report:

- No update.

#### Landscaping Committee's Report:

- The board will notify QLM that the time to elevate street trees has arrived.
- The board has been notified that front entrance plantings should start in the next 2-4 weeks.
- All common area weeds have been sprayed by QLM.

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

- New pool rules have been distributed in the annual mail packet with new pool codes.
- A new pool rules sign was installed at the pool to replace the old sign.
- New concrete column caps have been constructed on all pillars around the pool pergola.
- The pool officially opened on May 19 and many volunteers came out to complete our May 12 Pool Cleanup day tasks.
- The board is investigating estimates to powerwash the entire pool deck area after pool season has ended, as well as the repair of the concrete saw lines.
- The ladies bathroom handicap toilet was repaired.
- Playground mulch has been ordered.

#### Social Committee's Report:

- There was an excess of \$37.19 from the neighborhood yard sale which was donated to



the Bethesda Oaks HOA "Sunshine" fund to be put to later use.

**Administrative Committee's Report:**

- Nothing to report.

**Next Scheduled Meeting:**

- Date/Time/Location: July 26, 2018, 7:00 pm @ TBD
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:56 pm made by Bill Marino, seconded by Allen Huffman.



