



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: July 26, 2018
Location: Property Matters Realty
Address: Property Matters Realty, 201 East Main Avenue, Gastonia, NC
Recorded by: Jeremy Eastburn
Attendance: 22 total

Opening: The meeting was called to order at 7:12 pm by Joe Cammalleri.

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

Agenda:

Motion to approve meeting minutes from May 31, 2018 meeting and post on website

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

President's Report:

- The HOA sent a gift out of the Sunshine Fund to Bill Shine in memoriam of Kathy Shine, a resident who passed away in July of 2018.
- The Bethlehem Church Farmhouse is no longer available to the board for a monthly meeting location as the building is being demolished in August of 2018. The board is in the process of finding a suitable location close to Bethesda Oaks for holding monthly HOA meetings. In the meantime, meetings will be held at Property Matters Realty offices until further notice.
 - Potential ideas:
 - Jackson Cafeteria
 - Gastonia Library (~\$25 charge)
 - Matthew Hanks Realty Offices (S. New Hope Road)
 - Gastonia Fire Station # 4
- Ryan Homes is getting closer to finishing out Phase 3 with approximately 9 lots/homes left for sale.
 - The board is starting conversations with Ryan Homes to ensure all final tasks will



be completed such as street trees, street lights, and turning over of common areas to the HOA.

- The purchase of the land in Phase 4 by REO was completed on June 29, 2018 by Lennar Homes, who is now the new owner of Bethesda Oaks Phase 4.
 - The board was notified that the clearing of land for infrastructure will begin immediately and may take up to a year to complete.
- The board has started the process with the City of Gastonia to deal with speeding issues throughout the community. The first step is to petition the City of Gastonia to have them perform a traffic study to present to the HOA on potential solutions that may or may not be paid for by the city.
- Three new street lights have been installed along the darkest portion of the walking trail between Holly Oak Ln & Cherry Bark Oak Ct.

Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.
- 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:

- No update.

Communication Committee's Report:

- No update.

Landscaping Committee's Report:

- QLM has been scheduled to trim up low-hanging street trees throughout the community, as well as trees/bushes hanging over into the walking trails.

Pool/Playground Committee's Report:

- The board has investigated costs and opportunities for hiring a Pool Management company that would bring in a pool "monitor" person for approximately \$15/hour to monitor pool rules and guests at the pool. This option will be evaluated for the 2019 pool season to determine if it is cost effective and has merit.
- The board will start requesting quotes for resurfacing the entire pool to permanently deal with the popup issues throughout the pool.
- 3 new umbrellas have been purchased along with 3 new lounges and 13 chairs.
- Property Matters Realty is following up on expanding the playground bumpers to the



edge and adding fresh mulch.

Social Committee's Report:

- A Summer Social Party has been tentatively planned for Saturday, August 25 at the pool.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: August 30, 2018, 7:00 pm @ TBD
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:23 pm made by Bill Marino, seconded by Allen Huffman.

