



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: August 30, 2018
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 31 total

Opening: The meeting was called to order at 7:04 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 July 26, 2018 meeting and post on website

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

President's Report:

- Reminded community of different communication channels available to homeowners, including bethesdaosaks.com and "Bethesda Oaks Residents" group on Facebook.
- All remaining 2018 and 2019 monthly HOA board meetings will be located at the Gastonia Fire Station # 4.
- Ryan Homes Phase 3 Update:
 - As of today there are 5 lots left to be sold in Phase 3.
 - Ryan Homes has agreed to discuss with the board in Fall 2018 the steps required to close out Phase 3 and turn property over to the HOA (for example: street trees, street lights, common area turnovers).
- Lennar Phase 4 Update:
 - Lennar has provided the board with a general schedule for the land clearing stages of Phase 4, with most land clearing and infrastructure to be completed by July 2019, with the first homes to be started construction in May 2019.
 - Robert Price, the Land Development Manager for Lennar, has asked for his direct number to be published in the event homeowners see issues during the



land development phase. His direct number is: 704-618-6661.

- Phase 4A (at the north side of the neighborhood) will be started first (Laurel Oak Lane, Old Knobbley Oak Ln). Followed by Phase 4B (the southern portion) after that.
- The board is starting early stage investigations into long-range planning options such as a larger pool, new playground, new clubhouse, etc. As information is obtained it will be shared with the neighborhood in order to make sound decisions.

Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.
- No major issues or concerns were presented.
 - The pool resurfacing must take place after the season ends in Fall 2018 due to increasing issues with popups.

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 notable crime to report.

Communication Committee's Report:

- No update.

Landscaping Committee's Report:

- Street tree elevation has been completed by QLM.
- Front Entrance plantings will likely be installed in Fall 2018.

Pool/Playground Committee's Report:

- Pool Resurfacing RFQs have been sent out for bidding and is to be completed in Fall 2018.
- Scott @ Kids Mulch is quoting cost to move bumpers and add fresh mulch.

Social Committee's Report:

- A Summer Social Party took place at the pool area on Saturday, August 25 and had a great homeowner turnout!

Administrative Committee's Report:

- Nothing to report.



Next Scheduled Meeting:

- Date/Time/Location: September 27, 2018, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:58 pm made by Bill Marino, seconded by Allen Huffman.

