



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** September 27, 2018  
**Location:** Gastonia Fire Station # 4  
**Address:** 900 Armstrong Park Rd, Gastonia, NC 28054  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 15 total

**Opening:** The meeting was called to order at 7:02 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 August 30, 2018 meeting and post on website

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

### President's Report:

- The first Bethesda Oaks newsletter was sent out to all homeowners who have email addresses registered with Property Matters Realty. The newsletter will be sent out on a recurring basis.
- Multiple new volunteers were added to different committees, including:
  - Social Committee - 3 new volunteers
  - Crime - 2 new volunteers
  - Administration - 2 new volunteers
- Ryan Homes
  - There are currently 4 lots left for sale in Phase 3.
  - The City of Gastonia required Ryan Homes to re-pave large sections of Cypress Oak Ln and Canyon Live Oak in Phase 3.
  - For homeowners who have water runoff issues on finished Phase 3 lots, they should contact:
    - City of Gastonia Zoning Administrator: Joe Gates, CZO
    - 704-866-6746



- [joeg@cityofgastonia.com](mailto:joeg@cityofgastonia.com)
- Lennar is continuing land development for Phase 4 with the clearing and removal of trees.
  - Robert Price, Lennar Land Development Manager, had his contact info published to the community at his request for any homeowners who are impacted by the Phase 4 development.
- Speed Abatement
  - The board submitted a request to Greg Moyer of the City of Gastonia to start the process of adding stop signs to high-speed areas throughout the community in order to start addressing the speeding issue.
    - The idea was suggested to add two-way stop signs at the walking trail crossing on both Bethesda Oaks Dr and Cypress Oak Ln as homeowners would not have their land impacted by these placements.
  - A printed reminder will be mailed or hand-delivered to homeowners who did not already take the survey online.

#### Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.
- No major issues or concerns were presented.
- The 2019 budget is being drafted in preparation for the Annual Meeting.

#### 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.
- The committee will review the possibility for "express approvals" for certain types of basic requests (fences, storm doors, etc).

#### Crime Watch Committee's Report:

- No notable crime to report.

#### Communication Committee's Report:

- USPS Postmaster General has requested that Bethesda Oaks place all trash cans on the curb and not to park within 10 feet of any mailbox as mail delivery can be difficult. If mail delivery becomes unsafe for the mail carrier the USPS can and will halt all mail delivery for Bethesda Oaks.
  - The board is working with the City of Gastonia (trash removal) and USPS to get confirmation of regulations in order to notify community.

#### Landscaping Committee's Report:

- QLM and PMR worked on post-hurricane storm cleanup throughout the community.



- Pool Area common area rain sensor is not functioning properly as sprinklers were running during heavy periods of rain. QLM will check irrigation sensors.

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

- The pool season will end on September 30, 2018.
- Quotes are still being received for pool resurfacing over the off season.
- A mulch quote has been received for 55 yards and is high due to costs associated with adding new bumpers and pushing to edge of fence.
  - Motion to, instead of pushing out bumpers and footing extra costs, only purchase 40 yards of tumble safe mulch to fill in the existing space:
    - Motion made by: Bill Marino
    - Seconded by: Cleveland Penn

**Social Committee's Report:**

- New volunteers have been added to the Social Committee.

**Administrative Committee's Report:**

- Nothing to report.

**Next Scheduled Meeting:**

- Date/Time/Location: October 25, 2018, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:04 pm made by Bill Marino, seconded by Jeremy Eastburn.



