



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: October 25, 2018
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 13 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 September 27, 2018 meeting and post on website

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

President's Report:

- The HOA Annual Meeting will be held on December 6, 2018. Meeting location to be determined based on expected attendance.
 - Three board member positions will be up for election (Bill Marino, Joe Cammalleri, Allen Huffman).
 - The 2019 Budget will be presented for approval by the community.
- Ryan Homes (Phase 3)
 - Grassy area over pipeline in Phase 3 needs to be mowed. PMR to contact the developer (MREC) to notify them that the area needs to be maintained.
 - PMR to contact the city in an effort to put a rush on street tree planting in Phase 3.
- Lennar (Phase 4)
 - Logging trucks are continuing to remove lumber from Phase 4 land.
- The HOA's request to the city for additional stop signs is progressing along its timeline. Traffic sensors have been installed by the city on the roadways where stop signs have been requested.



Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.
- No major issues or concerns were presented.
- The 2019 Budget has been finalized by the board, to be presented during the Annual Meeting on December 6.
 - Motion to ratify the proposed 2019 Budget as-is:
 - Motion made by: Bill Marino
 - Seconded by: Jeremy Eastburn

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:

- There has been string of unforced entry into cars overnight with thieves looking for unlocked cars with goods inside. Community Officer Lingafelt recommends everyone locking their vehicles and closing garage doors.

Communication Committee's Report:

- Nothing to report.

Landscaping Committee's Report:

- Front Entrance plantings are scheduled for planting in November.
- Uplights on right monument at front entrance appear to be out. PMR to investigate.

Pool/Playground Committee's Report:

- The pool season ended on September 30, 2018.
- Resurfacing project is on-schedule for Winter 2019.
- Mulch to be added to playground within the next 1-2 weeks.

Social Committee's Report:

- Nothing to report.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: December 6, 2018, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):



Motion to Adjourn: 7:54 pm made by Bill Marino, seconded by Jeremy Eastburn.

