



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** January 31, 2019  
**Location:** Gastonia Fire Station # 4  
**Address:** 900 Armstrong Park Rd, Gastonia, NC 28054  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 21 total

**Opening:** The meeting was called to order at 7:03 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 October 25, 2018 meeting and post on website

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

### President's Report:

- The December 2018 Annual Election meeting re-elected the incumbent board members for all 3 HOA Board seats that were up for re-election.
- Ryan Homes
  - All lots have been sold and construction is winding down.
  - Common area turnover discussions are in the beginning stages.
  - Sidewalks are being installed where missing.
  - Concrete walking trail along with wooden bridge are in the beginning stages as well.
  - Additional street trees have been planted in the completed areas of Phase 3. Once construction is completed the city will return and complete all street tree planting.
  - Street lights will also be completed once construction is finalized.
- Lennar
  - Land development is continuing throughout Phase 4.
  - A contractor/construction parking lot was installed in Phase 4 land to keep vehicles from parking in front of resident's homes.
  - The board is in talks with Lennar to switch the Phase 4 walking trail plans from asphalt to concrete in order to match the new concrete walking trails in Phase 3.
  - The board has received the preliminary landscaping renderings for the Lowell Bethesda entrance landscaping, and subsequently approved the plans that



include a monument that will match the current monuments seen at the current entrance.

- Speed Abatement
  - The city completed a traffic study to determine if additional stop signs could be added. The study was completed and the number of cars counted did not meet the threshold required by the city. Therefore additional stop sign requests were denied across the board.
  - The board will work with the city to get more standard 25 mph speed limit signs installed throughout the neighborhood.
  - The board will also start getting quotes for a radar-detecting speed limit sign to be installed by the front entrance on common area by the pool parking lot entrance.
- Duke Energy is in the process of performing tree trimming and tree removal along all of their power line right-of-ways.

#### Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.
- No major 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.
- Leland Cypress trees were found to be planted by Ryan Homes along the Titman/Cypress Oak parallel behind resident's homes. These trees are likely to cause issues once they grow to maturity. The board will work with Ryan Homes during the common area turnover to have them resolve this issue before the board approves the common area turnover in Phase 3.

#### Crime Watch Committee's Report:

- Nothing to report.

#### Communication Committee's Report:

- Nothing to report.

#### Landscaping Committee's Report:

- The board is still waiting for the front entrance plantings to be completed by the landscaper (QLM). The board will now investigate hiring a 3rd party landscaper to install the new plantings instead of waiting for QLM.

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



- The pool deck expansion project is underway with concrete pouring about to take place. Estimated date of completion is within two weeks.
- After the pool deck expansion project is completed, the pool resurfacing project will begin. Bermuda Tile # 2 has been selected for the top round of the pool edge.
- Additional commercial grade pool furniture will be evaluated and quoted after the pool deck expansion is complete.
- Playground equipment is being investigated for upgrades to potentially take place in the end of 2019.

Social Committee's Report:

- New Chairperson and members added to committee.
- Dottie Miller has volunteered to chair the social committee for 2019 as well as some new members who have added.

Administrative Committee's Report:

- Nothing to report.

**Next Scheduled Meeting:**

- Date/Time/Location: February 27, 2019, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:12 pm made by Bill Marino, seconded by Allen Huffman.