



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: June 30, 2011
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn

Opening: The meeting was called to order at 7:06 pm by Joe Cammalleri.

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

Agenda:

Motion to approve meeting minutes from May 26, 2011 meeting and post on web site

- Motion made by: Bill Marino
- Seconded by: Allen Huffman

President's Report:

- New Dominion Bank was contacted for an update. DR Horton will not be purchasing the last 18 lots. The lots are still being marketed for purchase.
- Our attorney has been contacted in regards to the bank being a Class B voter. If they indeed are then they are expected to pay association dues the same as all homeowners. Lisa would then send the bank a bill for prorated assessments as of April 2011 and the next bill will be sent for July 2011.
- A letter was sent out to all residents citing behavior and vandalism issues at the pool. Due to the code being given out to non-homeowners, a new code was set that will be active July 2, 2011.

Architectural Review Committee's Report:

- A few forms were submitted this past month.
- ARC is keeping notes on different rules that need to be added or updated based on ambiguity/issues with wording.
- Letters for fining residents have been sent to attorney for approval and then will be sent out.

Crime Watch Committee's Report:

- No reportable crimes in Bethesda Oaks in the last month
- Suggestions were taken on access restriction ideas for the pool and security/surveillance.



- Motion detectors with bright flood lights (cheaper alternative)
- Key card reader for gaining access to the pool
- Cameras/surveillance system (more expensive)
- Crime Watch committee will investigate:
 - Motion detectors with flood lights
 - Bathroom doors lock on timers
 - Camera/Surveillance systems (get updated costs on quotes obtained last year)
- Chain at the parking lot has been removed for the summer season (until school is back in session)
- Petition to be completed to lower speed limits to 25 mph
- The process will be started to get on waiting list for speed humps

Communication Committee's Report:

- Chad Green has offered to design the newsletter
- Once newsletter template is designed, Jeremy will work on filling with content (hot topic items)
- Newsletter will have an opt-out so homeowners can view electronic version on web site instead of getting paper mailing
- Rules & Regulations document was completely revamped/redesigned (thanks to Chad Green on Communication Committee)

Finance Committee's Report:

- We reviewed the financial statements and went over the expenses for the month.
- Bill Marino suggested opening a Petty Cash fund for handling smaller expenses so the purchaser does not have to go through the formal reimbursement process through Omni Management.
 - The treasurer would be the primary custodian of the petty cash fund.
 - Receipts and totals emailed to Lisa at the end of each month for reimbursement.
- A motion was made by Jeremy Eastburn to open a petty cash fund in the amount of \$300, for Allen Huffman to be the Primary Custodian and for Bill Marino to be the Secondary Custodian.
 - Motion seconded by Bill Marino.

Landscaping Committee's Report:

- Landscapers will remove dead trees (mostly storm damage) that are located in common areas throughout the neighborhood.
- 8-10 street trees will need to be replaced during the October planting.
- Darcy Boggs is the new supervisor for North American Landscaping (replaced Chip).

Pool/Playground Committee's Report:



- Bids have been solicited from three new pool companies.
- Committee has made a recommendation to the board for selecting Perry Pools after our current contract with Carolina Pools ends.
 - The board agrees that Perry Pool's will be chosen as the next service provider.
 - Grattan will attempt to get the monthly cost to a fixed cost (materials are variable).
 - Carolina Pools must complete work it owes us (fixing wall in pump room).
- There was a pool drain cover recall within the last month. Grattan is going to work on determining if our drain cover is affected by this recall.
- Bill is working with the county inspector to get a ruling on how high the keypad must be so that children cannot get into the pool unless they are a certain height. Adjustments may have to be made.
- The idea of getting custom identification badges for each homeowner was discussed, but determined the cost might not be effective enough. We will keep the topic on the agenda for future meetings.
- The Lost & Found box will be reinstated (for items found **of value**), but will be kept in the storage room where homeowners can contact a member of the P&P Committee to retrieve their lost items.
- 10 copies of both keys will be made for all board members and all P&P members.
- Bill is getting an updated quote on new mulch for the playground.
- Grattan indicated Steve D'Avria from the YMCA has proposed a second round of swim lessons the week of July 11 (Monday-Friday), from approximately 10am to 12pm. The board agreed with this proposal.

Social Committee's Report:

- Community Yard Sale was a success. In the event of future yard sales, it was suggested that signs be posted encouraging visitors to only park on one side of the street.
- The idea of having a Block Party was suggested for either this year or next year (cooler weather event).

Administrative Committee's Report:

- No new homeowners or new items of business.

Next Scheduled Meeting:

- Date/Time/Location: July 28, 2011, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:53 pm made by Cleveland Penn, seconded by Bill Marino.