



Bethesda Oaks HOA Board of Directors Meeting Minutes

March 31, 2011

Opening: The meeting of the Bethesda Oaks HOA-BOD Committee was called to order at 7:00 PM on March 31, 2011 by Joe Cammalleri.

Present: Bill Marino, Debbie Heatwole, Joe Cammalleri, Carl Field, Allen Huffman

Agenda:

Minutes from last month were approved and submitted to be put on the website. Debbie to send minutes to Jeremy to be posted on website.

President's Report

- According to the HOA documents as of April 11, 2011 the rights of the declarant terminate and the community turns over to the HOA. The voting privileges also change to 1 vote (from 3) per open lot and New Dominion Bank has requested an extension. The board met and voted to bring in a lawyer to review the documents and give us recommendations.
- DR Horton Updates – They are expected to purchase the last 18 lots and will submit their building plans to the Architectural Review Committee.
- Election of Permanent BOD Procedure/ Important Dates – We have 9 responses for the election and the ballots have been mailed. The procedure is to vote for 5, place in envelope with your address on it and return all in the stamped envelope.
- Election meeting is scheduled for April 16 at 11 AM. The only item on the agenda is the announcement of the new board.
- Joe asked the board to resign, but to continue through the election of the new board.
- Ryan met with Bill M 2-3 weeks ago about the remaining items on their 'to do' list, they should be completed shortly.

Architectural Review Committee's Report

- There have been 6 approvals of requests for ARC review.
- 5 requests need additional information before they can be reviewed.
- It is taking an estimated 10-15 days per request.
- Greenery on Lot 4 – this has been discussed with Ryan and the front trees will be moved back and other shrubs will be moved to around the house.

Crime Watch Committee's Report

- Police Officer's Report – No reported crimes for the month of February.
- Front Entrance Lighting – Need to determine cost to convert the lighting to 110 watts.
- Parking Lot - Chain & Post to be installed next week with sign "No Thru Traffic" at the entrance to the pool parking lot off Bethesda Oaks.

Communication Committee Report

- We will add the election dates and ballot to the website



Finance Committee's Report

- Financial Report for Feb, 2011- we reviewed our expenses vs. budget to date.
- Madison Landscaping- requested our attorney to draw up a letter request the payment of the outstanding \$1500.
- Receivables are continuing to grow. We have sent a notice to GBA to void their contract.
- The Board reviewed a draft Fine Procedure for homeowners who do not comply with the HOA rules and regulations. This will be voted on at the next meeting.

Landscaping Committee's Report

- Ryan will replace the trees they have damaged. Committee will evaluate other dead trees in the neighborhood later this year.
- Requested we sign a 1 year contract with No American Landscaping.
- Clearing of the common area has been cleared to move forward.

Playground/Pool Committee's Report

- Carolina Pool Maintenance Contract – Committee will meet to discuss open of the pool and expectations for this year. Pool to open Sat. May 14th.
- We have a compliance issue with 8 equalizers which need to be replaced for the cost of approximately \$1750. Will pressure wash the pool to remove the stain while the water level is low.
- 3 proposals have been received to complete the fencing around the playground.
- Pool sign is ready to be picked up.
- 8 tables, umbrellas and stands have been ordered and should be here within the next 10 days.

Social Committee's Report

- No report

Administrative Committee

- We have 1 new homeowners

Next Scheduled Meeting Date – May 26, 2011 at 7 PM at Bethlehem Church the Farm House. **** Please note new meeting location.

Meeting closed at 8:30 PM

Respectfully Submitted by Debbie Heatwole