



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: May 26, 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 7:04 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 last two meetings and post on web site

- Motion made by: Allen Huffman
- Seconded by: Cleveland Penn

President's Report:

- New meeting location at the Farm House. Please park on any paved lot around the building or across the street.
- Two new co-chairs of the ARC: Chad Green and Diane Cammalleri. Thank you to Greg Sigmon for serving as chair.
- A new permanent board of directors was elected on April 16, 2011. Responsibilities were decided amongst the board:
 - Joe - President
 - Bill - Vice President
 - Allen - Treasurer
 - Jeremy - Director of Communications
 - Cleveland - Director
- Board Sponsors for each committee were reorganized as follows:
 - Social, Landscape - Cleveland
 - Pool/Playground - Joe
 - Administrative, Communications - Jeremy
 - Architectural, Crime Watch - Bill
 - Finance - Allen
 - Grievance - N/A
- New Dominion Bank has rescinded its offer to DR Horton due to delay of progress. Bids will be accepted again in the near future.



Architectural Review Committee's Report:

- 8 current applications that have been reviewed. There are a few issues in regards to trees that are dead or need to be removed.
- Numerous violation letters will be sent out within the next few days.

Crime Watch Committee's Report:

- No reported crimes for month of May.
- Jeremy will post report on web site.
- All residents in the city of Gastonia have the ability to request a Special Check if you plan on being away from your home or on vacation. Officers can drive by each day to check on your home.
- Chain at playground parking lot will stay up until June 10 and chain will be stored in Pool Storage bin.

Communication Committee's Report:

- Board agreed that a newsletter might be good to reach out to all homeowners, especially those who do not have access to the web site. Quarterly newsletters suggested. Possibly use Chad Green's help to design template. Only cost would be printing and distribution, unless we walk around and deliver by hand.

Finance Committee's Report:

- Landscaping and Architectural Violation Fine Schedule documents have been created by the Finance Committee.
 - President recommends to the Board that, after reading over the documents, to have our attorney review the documents to ensure the legality and our ability to enforce them. Will move forward on this by our next meeting after attorney reviews and responds.
- Reviewed the expenses for April 2011 vs budget and then YTD expenses vs budget.

Landscaping Committee's Report:

- Nels Poulsen will likely end up being the chairman of the Landscaping Committee, taking over for Cleveland Penn.
- Need new chips at playground, given a quote...This may be able to be done in-house to save money. Find a cheap alternative to putting down new chips without spending the full \$550.
- Trees will be planted in October and cost will be spread out over several months.

Pool/Playground Committee's Report:

- Pool was drained and acid washed before opening day.
- A crack in the corner was also repaired before opening day.



- Certification was obtained from the city before opening day.
- Pool company found pop-ups at the bottom of the pool, causing the plaster to crack and pop upwards. Estimates are being obtained to re-plaster entire pool.
- Board suggests looking into possibly making copies of the 2 keys for the storage & pump room.
- Look into putting a sign up at the pool reminding homeowners to close umbrellas.
- Committee will look into getting U-rings installed on the umbrellas to deter theft.
- New fence has been installed and is fully functional. Another latch is required for the inside of the fence.
- Having issues with homeowners inviting more than 5 guests per home. Start to curb this issue by posting a notice on the web site reminding homeowners of the rules and regulations.
- If a homeowner requires the use of the parking lot (such as for a party), we may need to add stipulations to ensure the lot is not blocked off and that additional spaces are left open for other homeowners.

Social Committee's Report:

- Community Yard Sale on June 4th, with a rain date of June 11th. Chad Green will be coordinating the event.

Administrative Committee's Report:

- One new homeowner, the Vashi family on Bethesda Oaks Dr.

Next Scheduled Meeting:

- Date/Time/Location: June 30, 2011, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:30 pm made by Bill Marino, seconded by Cleveland Penn.