



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: February 27, 2019
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 16 total

Opening: The meeting was called to order at 7:03 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Cleveland Penn, Jeremy Eastburn (Allen Huffman absent)

A quorum was established.

Agenda:

Motion to approve meeting minutes from January 31, 2018 meeting and post on website

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

President's Report:

- Ryan Homes
 - Common Area turnover discussions will be happening soon as Ryan finishes up Phase 3.
 - City Lighting and Street Trees will be worked on after Ryan completes Phase 3.
- Lennar
 - A water issue stemming from the retention pond near the curve on Cypress Oak Lane will be resolved by Lennar after gaining approval from the City to extend the drainage pipes down toward the church pond.
 - The board is still awaiting a decision from Lennar on changing the Phase 4 walking trails from asphalt over to concrete to match Phase 3.
- Speed Abatement
 - A radar detecting speed limit sign has been ordered to be installed on Bethesda Oaks Drive as a prototype/proof-of-concept. The board is submitting the required encroachment form to the City of Gastonia before installation can take place. The board will review effectiveness on location after installation.

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.

Crime Watch Committee's Report:

- Nothing to report.

Communication Committee's Report:

- BethesdaOaks.com web site has been redesigned for easier access.
- The next newsletter will go out around March-April. Topics will be sent to PMR for inclusion in the newsletter.
- Updated pool rules have been posted online.

Landscaping Committee's Report:

- The board has received two quotes for front entrance plantings as well as pool shrubs. We are awaiting one more quote before a decision can be made.
- Pine Needles/Mulch have been added along the street trees on Bethlehem Church Street near rear entrance.

Pool/Playground Committee's Report:

- The pool deck concrete expansion project is well underway and nearing completion.
- The board is awaiting quotes for replacing the expansion joint caulking in the existing pool concrete spacers.
- Pool resurfacing project will commence after the pool deck expansion project is complete.
- The Pool Committee is continuing to finalize options on additional pool furniture and is receiving quotes.

Social Committee's Report:

- The new Social Committee met and planned four events for the year of 2019:
 - April 13 - Easter Egg Hunt Day
 - June 22 - End of School Pool Party
 - October - Movie Night TBD
 - December - Christmas Light Contest
- The new committee will also investigate "Welcome Packets" for new homeowners.

Administrative Committee's Report:

- Nothing to report.



Next Scheduled Meeting:

- Date/Time/Location: March 28, 2019, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:51 pm made by Bill Marino, seconded by Cleveland Penn.