



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** May 30, 2019  
**Location:** Gastonia Fire Station # 4  
**Address:** 900 Armstrong Park Rd, Gastonia, NC 28054  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 26 total

**Opening:** The meeting was called to order at 7:00 pm by Joe Cammalleri.

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

A quorum was established.

### Agenda:

Motion to approve meeting minutes from April 25, 2018 meeting and post on website

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

### President's Report:

- Ryan Homes
  - Final two homes are under construction in Phase 3.
  - Common area turnover discussions have started, and will be finalized once remaining homes are completed.
  - Maintenance crew has been notified that mowing is necessary along marsh area/bridge, as grass is getting long. We have been told that mowing will take place shortly.
- Lennar Homes
  - The streets for the northern patch of Phase 4 should be completed within 3-4 weeks (Old Knobbley Oak section).
- Speed Abatement
  - New speed radar sign has been installed and configured. As a proof of concept, it will be monitored for effectiveness and more signs will be purchased for high-speed areas throughout the neighborhood.
- The City of Gastonia has mandated most streets throughout Bethesda Oaks as "Parking on One Side Only" in order to allow emergency vehicles through our streets. Signs will be installed by the city shortly.
- Duke Energy is in the process of replacing utility poles along common area behind Cypress Oak Lane.



#### 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:

- No particular crime to note.

#### Communication Committee's Report:

- The next newsletter will be sent out before the July HOA meeting.

#### Landscaping Committee's Report:

- Irrigation had to be repaired by QLM after the pool deck expansion. Waiting on final price once work is complete.
- Multiple trees have been lost in common areas that will need to be replaced in next year's budget.

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

- Pool opening was delayed from May 11 to May 18 due to delay in furniture delivery.
  - Pool cleanup day was completed on May 15 & 16, along with another work day to install new tables.
- The pool had to be shut down for most of the week of May 28 to make repairs with a scheduled reopen date of Saturday, June 1.
- Pool Expansion:
  - Bubbles noticed in new concrete that will be repaired after the pool season is over.
  - Power-washing of the deck can be completed after the pool season is over.
  - Electrical repairs were completed after the pool deck expansion was finished.
  - Backfill and grass seeding is yet to be done, after irrigation repairs are completed by QLM.

#### Social Committee's Report:

- The Social Committee has multiple events planned throughout the rest of 2019, including:
  - Saturday, June 22, 2019 "End of School/Meet Your Neighbor" Pool Party from 2-5 PM. Matthew Hanks of Hanks Realty has agreed to sponsor the event with



additional items/events.

- Early October Movie Night + Food Truck Night
- Mid-December Christmas Lighting Contest with an impartial judge (possibly firefighters).

Administrative Committee's Report:

- Nothing to report.

**Next Scheduled Meeting:**

- Date/Time/Location: July 25, 2019, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 8:20 pm made by Bill Marino, seconded by Cleveland Penn.