



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: July 25, 2019
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 24 total

Opening: The meeting was called to order at 7:02 pm by Joe Cammalleri.

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

A quorum was established.

Agenda:

Motion to approve meeting minutes from May 30, 2019 meeting and post on website

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

President's Report:

- Ryan Homes
 - Common area turnover walk-through is slated for starting around September 2019.
 - Code enforcement got involved with Phase 3 common areas where grass and weeds became overgrown. A ten day notice was given to the developer to clean up the areas (which are being cleaned up as of today).
 - Common area next to Leonard & Marlene Walls is in need of cleanup (dead limbs, etc).
- Lennar Homes
 - Rough paving of Map 1 of Phase 4 (next to Lowell Bethesda Road) has started. Construction of the new monument will start soon at the Lowell Bethesda entrance.
 - Utilities and infrastructure are underway in the remaining areas of Phase 4.
 - Model and first homes will start in September 2019.
- Speed Abatement
 - Radar sign continues to function near the front entrance and vehicles appear to be responding well to the new sign.
 - Plans remain to install additional signs as budgeting allows.



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.
- **NOTE:** Plot plans (that are needed for submitting ARC requests) can be requested from Ryan Homes by calling 877-550-7926.

Crime Watch Committee's Report:

- No particular crime to note.
- Officer Lingafelt (our community officer) is retiring and August 2019 will be his last month with Bethesda Oaks.

Communication Committee's Report:

- The most recent newsletter was sent out in July 2019 HOA meeting.

Landscaping Committee's Report:

- The HOA had a meeting with the landscaper, QLM, to discuss several pending items and concerns from throughout the neighborhood.
- Multiple common area and street trees in Phases 1 & 2 are in need of replacement, and none of the are within any warranty period. The 2020 budget will need to cover the cost of replacing these trees.

Pool/Playground Committee's Report:

- Property Matters will work on updating the WiFi network name and password at the pool to match the old setting in order to restore wireless at the pool area.
- Wasp nest was removed at the pool.
- Small "close umbrella" signs have been ordered to add to the new tables.
- Property Matters will gather list of Pool Management companies who handle "security" at neighborhood pools for possibly implementing the first few weeks of the next pool season.

Social Committee's Report:

- The pool party on June 22 was a big hit, but with unfortunate inclement weather that stopped the event.
- Next event:
 - Early October: Movie Night with Food Trucks and/or Ice Cream Trucks.
 - Potential for Lennar Homes to chip in for food/drink.



- The committee is looking into buying an A-frame “sandwich” board for posting notices.

Administrative Committee’s Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: August 29, 2019, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

Motion to Adjourn: 7:59 pm made by Bill Marino, seconded by Allen Huffman.