



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** August 29, 2019  
**Location:** Gastonia Fire Station # 4  
**Address:** 900 Armstrong Park Rd, Gastonia, NC 28054  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 22 total

**Opening:** The meeting was called to order at 7:03 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 July 25, 2019 meeting and post on website

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

### President's Report:

- Ryan Homes
  - The Board has had several meetings in the last month with Ryan Homes and the Developer (MREC) in order to have common area cleaned up and turned over to Bethesda Oaks HOA.
  - The Board will continue to meet with Ryan Homes & MREC on a regular basis to review updates and work to be completed throughout the coming weeks/months.
  - Ryan Homes has agreed to replace all the dead trees in Phase 3 as well as dead grass when the weather gets cooler in September/October.
  - Colonial Pipeline area has been mowed as of this week, but in order to setup a recurring mowing schedule the Board must work with Colonial Pipeline to gain access to the land to mow it going forward.
  - The Board has signed an agreement with the City of Gastonia for 9 new street lights in Phase 3.
- Lennar Homes
  - Lennar requested that the Board review and approve multiple new models & elevations for Phase 4. The Board reviewed and approved several, but also rejected several of the recommended models/elevations.
  - Road repair on Old Knobbly Oak & Cypress Oak have been completed along with new pavement.



- City of Gastonia City Council and Mayoral Candidates were invited to speak at the September HOA Meeting.
- A claim has been opened with Duke Energy to repair the sidewalk cracking caused by their heavy equipment that was on site to replace electrical poles.

#### Finance Committee's Report:

- 2020 Budget Preparation has begun amongst the Board, and will need to be completed by the end of October in order to be included in the annual meeting mailing for November. The Project List for 2020 is also being compiled in order to inform the 2020 Budget.
- 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.
- Officer Lingafelt (our community officer) is retiring and August 2019 will be his last month with Bethesda Oaks. Officer Brad Bumgardner will be his replacement.

#### Communication Committee's Report:

- Nothing to report.

#### Landscaping Committee's Report:

- Street Tree elevation is still underway by QLM. They are continuing to work throughout the community to finish trimming.

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

- Small table signs for closing umbrellas have been added to the new tables around the pool.
- Saturday, September 28 is tentatively set as the last pool day of the season.

#### Social Committee's Report:

- The Committee is in the process of preparing Social Committee budget requests for 2020 and will make recommendations to the Board.
- The next Community Yard Sale is set for September 21, 2019.
- Motion to purchase two A-Frame Sandwich Boards for the Social Committee at a total cost of \$300:



- Motion made by: Jeremy Eastburn
- Seconded by: Cleveland Penn
- Food Truck & Movie Night is planned for October 4th @ 6:00 PM
  - Food Truck purchases will be the responsibility of homeowners.
  - Matthew Hanks Realty is sponsoring popcorn.
  - Bethesda Oaks HOA will sponsor ice cream or sno-cones.

**Administrative Committee's Report:**

- A donation from the Sunshine Fund in the amount of \$50 has been made to homeowner Robert Ensley due to the passing of his wife.

**Next Scheduled Meeting:**

- Date/Time/Location: September 26, 2019, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:45 pm made by Bill Marino, seconded by Cleveland Penn.