



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: September 26, 2019
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 13 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 August 29, 2019 meeting and post on website

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

President's Report:

- Ryan Homes
 - The board and Property Matters Realty met in person with Ryan Homes to walk through Phase 3 common areas and define what the board requested as part of the turnover process.
 - The board made clearly defined demands/requests of Ryan Homes on what is expected for the final state of each common area. The city has been engaged as well to determine what is possible in regards to common area cleanup.
 - An October timeframe is still the estimate for when Phase 3 common area will be turned over in the hopes that the hot weather will cease along with the drought before sod and trees are installed.
 - The city gave an estimate of 8 weeks until the 9 new street lights can be installed. The board is pursuing pressure from City Council to rush the install in hopes to have the street lights installed before October 31.
- Lennar Homes
 - The board reviewed and accepted all but one siding color change request from Lennar. There are no significant color changes when compared to previously-approved siding colors.
 - The board is also in the process of reviewing a request to approve an additional brick color. A decision will be made once a color sample can be reviewed in



person (as opposed to photos).

- Ten lots have been posted For Sale in Phase 4 as construction continues. Lennar has also plotted these 10 lots, so the management company will start pursuing dues collection from these 10 lots.

Finance Committee's Report:

- Budget Discussions:
 - The board is continuing to draft a 2020 budget in preparation for the December 2019 Annual Meeting.
 - Because the pool resurfacing and expansion project costs ran higher than expected, the board is pushing back the playground expansion into early 2020 in order to assign enough money to attain an acceptable outcome on the project.
- 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:

- Nothing to report.

Landscaping Committee's Report:

- A leak was found by the City and fixed by Baine (QLM). Because of the leak, a credit of nearly \$2,000 was applied to our Water bill in order to account for the leak and high water bill.
- The board will pursue RFQs from landscapers for the 2020 budget, in an effort to ensure that the HOA is receiving the best quality for our budget.

Pool/Playground Committee's Report:

- Saturday, September 28 is the last day of the pool season. The pool will be closed as of Sunday, September 29, 2019.

Social Committee's Report:

- The Social Committee provided a requested budget for 2020. The board is reviewing the budget request to determine what can be included in the approved 2020 budget.
- The Fall Yard Sale took place on Saturday, September 24, 2019.



- 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:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: October 30, 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 Jeremy Eastburn.