



Bethesda Oaks HOA Annual Meeting Minutes

Date: December 6, 2018
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 34 total

Opening: The meeting was called to order at 7:05 pm by Joe Cammalleri. A quorum of the neighborhood was established with a total of 62 owners represented (22 owners in person & 40 by proxy, which exceeds the required 10%).

Present: Joe Cammalleri, Bill Marino, Jeremy Eastburn, Cleveland Penn, Allen Huffman
A quorum was established.

Agenda:

Motion to approve meeting minutes from the November 30, 2017 Annual meeting

- Motion made by: David Cramp
- Seconded by: Bill Geoghegan

Election of Board Members:

- Pre-submitted nominations include: Joe Cammalleri, Bill Marino, Allen Huffman
- No nominations were presented from the floor.
 - Motion to close nominations from the floor:
 - Motion made by: Al Tanyi
 - Seconded by: Denise Watson
- There were only 3 nominations for 3 open board seats.
- Therefore, Motion to vote by acclamation:
 - Motion made by: Al Tanyi
 - Seconded by: Anthony Williams
- Results: Joe Cammalleri, Bill Marino, Allen Huffman were re-elected for a two year term.

Finance Committee's Report:

- Reviewed finances over the past year.
- Motion to ratify the proposed 2019 budget:
 - Motion made by: Joy Curry
 - Seconded by: Bill Geoghegan



President's Report:

- Reviewed accomplishments/highlights (old business over the past year), including:
 - The community was able to engage in multiple social events throughout the year to strengthen relationships between our fellow neighbors.
 - The board has continued to maintain strong financials and balance sheets as well as grow reserves that will allow for special projects to take place in 2019 and beyond.
 - Street lights have been added through the darkened wooded section of the walking trail to increase safety.
 - More furniture (chairs, lounges, umbrellas) have been added around the pool.
 - Worked with the city to get all uneven sidewalks leveled off to increase safety for walkers and runners throughout the community.
 - The board worked diligently with Ryan Homes as they continued to build out Phase 3 and worked to resolve any homeowner concerns and to lessen the impact of construction within the neighborhood as much as possible.
 - Worked with the owner of the land in Phase 4, REO Holding, to work out a deal for the association to receive compensation/funds for a new entrance monument and landscaping for the Lowell Bethesda entrance, along with an additional \$10,000 for common area amenities.
 - A quarterly newsletter was started in the second half of the year, distributed via email to all homeowners, to keep up to date on recent events throughout the community.
- Reviewed new business anticipated for next year, including:
 - As Ryan Homes completes its Phase 3 buildout, the board will work closely with the builder and developer on the turnover of common areas over to the association. This will include common grassy areas, walking trail conditions, street trees, stop signs, street lights, etc.
 - The pool plaster surface, which is deteriorating, will be ripped out and replaced with a new fiberglass surface. This will increase the longevity and durability of the pool surface.
 - The pool deck area will be expanded as part of a project that will nearly double the current deck size of the pool area.
 - The playground area will undergo a complete transformation and location change closer to the pool. New playground equipment will be researched and installed that will allow for more age-appropriate equipment.

Next Scheduled Meeting:

- Date/Time/Location: January 31, 2019, 7:00 pm @ Fire Station # 4

Motion to Adjourn: 8:15 pm made by Bill Geoghegan, seconded by Anthony Williams.