



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** October 30, 2019  
**Location:** Gastonia Fire Station # 4  
**Address:** 900 Armstrong Park Rd, Gastonia, NC 28054  
**Recorded by:** Jeremy Eastburn  
**Attendance:** 16 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 September 26, 2019 meeting and post on website

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

### President's Report:

- Annual Members Meeting is scheduled for December 5, 2019 @ 7:00 pm at Fire Station # 4. A quorum of 10% is required.
  - An election will also take place for 2 Director's seats (Jeremy Eastburn & Cleveland Penn, also running for re-election).
  - The 2020 Budget will be ratified at this meeting.
- Ryan Homes
  - All remaining street lights have been installed by the City of Gastonia throughout Phase 3.
  - Street trees have been planted in Phase 3.
  - Common area is being treated (seeding, aeration, etc).
  - The board has met with the City of Gastonia as well as other agencies to determine what options are available to clean up the ravine under and near the culvert/bridge in Phase 3. It has been found that the area in question is under the control of the State of North Carolina and the Army Corps of Engineers and there are strict limitations on what can be altered in this area. The board is continuing to pursue all options available.
- Lennar Homes
  - 28 lots have been plotted in Phase 4 adjacent to Lowell Bethesda Rd.
  - Concerns were raised around Lennar construction trucks leaving mud on streets



against city code. The board will follow up with Lennar on escalating the issue for increased street cleanings.

**Finance Committee's Report:**

- The board has completed the Final Draft of the 2020 Budget, to be voted on during the December Annual Meeting.
- 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:**

- Nothing to report.

**Communication Committee's Report:**

- Nothing to report.

**Landscaping Committee's Report:**

- The board has received an RFQ from our current landscaper, QLM, for 2020, which also includes additional estimates for maintaining Phase 3.
- A quote has been received from QLM for banding all street trees to protect from worms/disease.

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

- The handle on the green dinosaur inside the playground has been repaired.
- The funding for the new playground has been pushed to early 2020 budget, therefore the project has been delayed a few months. The goal is to form a Playground Expansion Committee that will help research and pick a playset to be installed before May 2020.

**Social Committee's Report:**

- Movie & Food Truck Night was incredibly successful with large homeowner turnout on October 4, 2019.
- The next event is Christmas Light Decoration contest on December 16-17, 2019.

**Administrative Committee's Report:**

- Nothing to report.

**Next Scheduled Meeting:**



- Date/Time/Location: December 5, 2019, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 7:32 pm made by Bill Marino, seconded by Jeremy Eastburn.